

ಈ ದಸ್ತಾವೇಜು ಪಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಬೆಲೆ : ರೂ.3/-  
(ಜವಾಬ್ದಾರಿ ಸೀರಿ)

**GENERAL POWER OF ATTORNEY**

This **GENERAL POWER OF ATTORNEY** is made and executed on this  
Eighteenth day of April Two Thousand Twenty Three [18.04.2023] at Bangalore.

KNOW ALL MEN BY THESE PRESENTS THAT, we

**M/s. BISMILLAH EDUCATIONAL TRUST,**  
Trust registered Vide Document No. 226/89-90,  
of Book-IV, Volume 86, pages 186 - 191,  
dated : 19.01.1990, Registered on the office  
of the Sub-registrar, Jayanagar, Bangalore)

Represented by its **WORKING CHARIMAN,**

- 1. Mr. ABDUL MUHEEB,**  
Aged about 74 years,  
S/o. Late. Shaik Abdul Subhan  
Residing at No. 62/2, 1<sup>st</sup> Floor,  
7<sup>th</sup> Cross, Wilson Garden,  
Bangalore South, Bangalore-560027.  
Aadhaar Card No. 3322 9428 5825

Represented by its **HONOURABLE SECRETARY**

- 2. Mr. MOHAMMED SAIFULLA,**  
Aged about 65 years,  
S/o. Late. Mohammed Ghouse,  
Residing at No. 541, 10<sup>th</sup> Cross,  
29<sup>th</sup> Main, BTM Layout, 2<sup>nd</sup> Stage,  
Bangalore South, Bangalore-560 076.  
Aadhaar Card No. 4570 2442 0213.

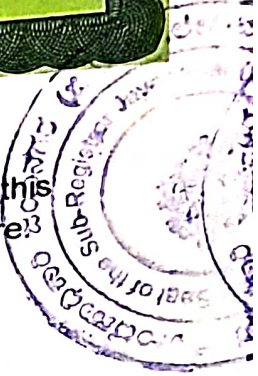
Do hereby appoint, nominate, constitute and empower

*Abdul Muheeb*  
WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

*Mohammed Saifulla*  
HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

AL MALIK VENTURES  
PARTNER

AL MALIK VENTURES  
PARTNER



*28/4/23*

①



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 AL-MALIK VENTURES Represented by Its Partners Mr. M.P.AHAMED HASAN . ಬಿನ್ M Peer Mohamed , , ಇವರು 1000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	1000.00	Challan No CR0423003001468948 Rs.1000/- dated 18/Apr/2023
ಒಟ್ಟು :	1000.00	

ಸ್ಥಳ : ಬಿ ಟಿ ಎಮ್ ಲೆ ಔಟ್

ದಿನಾಂಕ : 18/04/2023

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ, ಜಿಯನಗರ  
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)  
ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ನಿಯೋಜಿಸಿದೆ

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

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ಬೆಲೆ : ರೂ.3/-  
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

**M/s. AL-MALIK VENTURES**

Office at No. 223,  
Central Excise Layout Phase-2,  
Doddakammanahalli, Bangalore – 560076,

**Represented by its Partners**

- 1. Mr. M.P.AHAMED HASAN,**  
Aged about 49 years,  
S/o. Mr.M.Peer Mohamed,  
Residing at No. 223/2, 4<sup>th</sup> Floor,  
Aamina Abode Central Excise Layout, Phase – 2,  
Doddakammanahalli, Bangalore – 560076.  
Aadhaar Card No. 5254 6923 0566.
- 2. Mr. SYED USMAN GHANI,**  
Aged about 43 years,  
S/o. Mr.Syed Ameer,  
Residing at No. 15/1, 5<sup>th</sup> Cross,  
Next to Padma Press, Doddamavalli,  
Bangalore South, Bangalore-560004.  
Aadhaar Card No. 8640 1786 9295.

As its true and lawful attorney holders to do acts, deeds and things on its behalf  
into its name :

*Abdul Muheeb*  
WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029

*M. Ghani*  
HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029

*AL MALIK VE.*  
PARTNER  
*AL MALIK VENTURES*  
PARTNER



18

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ದಸ್ತಾವೇಷು ಸಂಖ್ಯೆ : 28

ಬಿ ಟಿ ಎಮ್ ಲೀ ಟಿಟ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 18-04-2023 ರಂದು 12:27:38 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1000.00
2	ಸೇವಾ ಶುಲ್ಕ	1000.00
	ಒಟ್ಟು :	2000.00

ಶ್ರೀ M/S AL-MALIK VENTURES Represented by Its Partners Mr. M.P.AHAMED HASAN . ಬಿನ್ M Peer Mohamed . ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	AL MALIK VENTURES PARTNER
ಶ್ರೀ M/S AL-MALIK VENTURES Represented by Its Partners Mr. M.P.AHAMED HASAN . ಬಿನ್ M Peer Mohamed .			

ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ  
 (ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)  
 ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	AL MALIK VENTURES PARTNER
1	M/S AL-MALIK VENTURES Represented by Its Partners Mr. M.P.AHAMED HASAN . ಬಿನ್ M Peer Mohamed . C/o ... (ಬರೆಸಿಕೊಂಡವರು)			
2	M/S AL-MALIK VENTURES Represented by Its Partners Mr Syed Usman Ghanl . ಬಿನ್ Syed Ameer . C/o ... (ಬರೆಸಿಕೊಂಡವರು)			

ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ  
 (ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)  
 ಬೆಂಗಳೂರು

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಾಯಕರು  
ಸಂಖ್ಯೆ 3(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ದಸ್ತಾವೇಜು ಹಾಳೆ  
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಬೆಲೆ : ರೂ.3/-  
(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

**WITNESSETH AS FOLLOWS:**



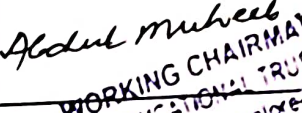


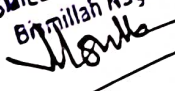
WHEREAS the FIRST PARTIES / OWNERS / Executants herein are the actual absolute owner and is in peaceful possession and enjoyment of the immovable property bearing Old Sy.No. 90/2, Site No. 89 & 90, Katha No. 90/2-89-90, situated at 3<sup>rd</sup> Cross, Aradhana Layout, Kothanur Village, Uttarahalli Hobli, Bangalore South, Bangalore – 560 076, Presently comes under BBMP Limits Ward No. 195, now new Ward No. 175 – Bommanahalli, Bangalore, after encroachment totally measuring 4722 square feet, which is morefully described in the Schedule "A" hereunder and hereinafter referred to as the SCHEDULE "A" PROPERTY, purchased by M/s.BISMILLAH EDUCATIONAL TRUST, represented by its Vice Chairman Mr. SHAIK UMAR and Its Honourable Secretary Mr. SIDDIQ PASHA, by virtue of a Registered sale Deed, which was registered as Document No. BMH-1-10351-2013-14, in Book-I, stored in CD No. BMHD667, dated : 10.03.2014, registered in the office of the Sub-registrar, Jayanagar, (Bommanahalli), Bangalore, executed by Mr. SHAKEEL KHAN, Son of Munawar Khan, represented by his GPA HOLDER, Mr. Mohammed Ghouse Sabir, who was earlier the Chairman of Bismillah Educational Trust and Mr.Mohammed Saifulla, S/o. Mr. Mohammed Ghouse, who is the present Honourable Secretary of Bismillah Educational Trust.

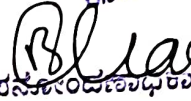
*Abdul Mubeek*, *Mohammed*

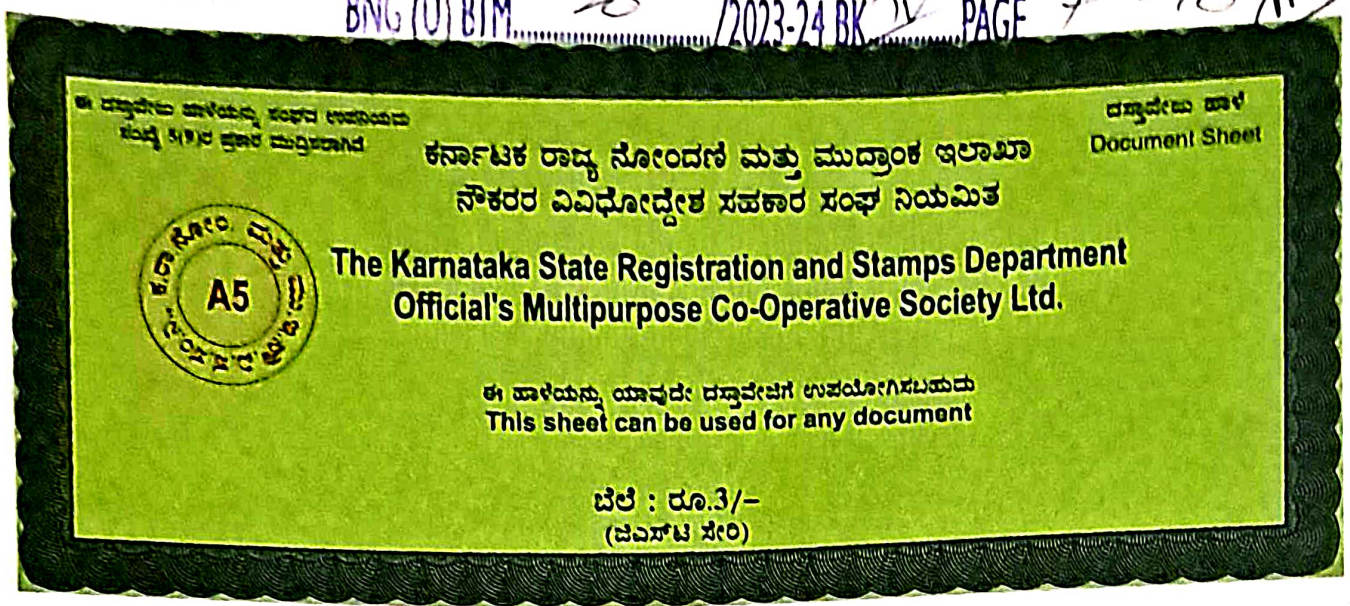
WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

SECRETARY  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

AL MALIK VENTURES  
PARTNER  
AL MALIK VENTURES  
PARTNER

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವಿಳಾಸ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	M/S BISMILLAH EDUCATIONAL TRUST Represented by Its WORKING CHAIRMAN, Mr. ABDUL MUHEEB .  (ಬರೆದುಕೊಡುವವರು)			
4	M/S BISMILLAH EDUCATIONAL TRUST Represented by Its HONOURABLE SECRETARY MOHAMMED SAIFULLA . .  (ಬರೆದುಕೊಡುವವರು)			 WORKING CHAIRMAN BISMILLAH EDUCATIONAL TRUST, REGD. Bismillah Nagar, Bangalore-560 079 HON. SECRETARY BISMILLAH EDUCATIONAL TRUST, REGD. Bismillah Nagar, Bangalore-560 079

  
 ಬುಪನೇಂದ್ರವೆಂಕಟೇಶ್ವರ  
 (ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)  
 ಬೆಂಗಳೂರು



AND WHEREAS originally the larger property is belongs to one Sri.P.Narayanaswamy, and the property is his ancestral property he having got the same through Partition Deed, for want of financial funds the said Mr. P. Narayanaswamy along with minor children have sold portions of property in favour of one Sri. Sreenivasa Prasad, S/o. Muninarayanappa, by virtue of a registered Sale deed which was registered as Document No. 3809/1979 – 80, in Book – I, of Volume 1430, between pages, 179 – 181, dated : 21.11.1979, registered in the office of the Sub-registrar, Bangalore South Taluk.

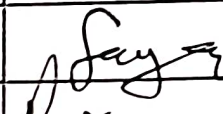
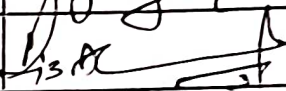
And whereas the said Sri. Sreenivasa Prasad, S/o. Muninarayanappa was unable to look after and maintain the day to day affairs of the property feels deem fit and proper to appointed, nominate, constituted, empowered one Mr. Shakeel Khan, S/o. Munavar Khan, by executing a Notarised General Power of Attorney and an affidavit on 11.12.1987, and delivered the physical vacant possession of the property.


And whereas subsequently the said Mr. Shakeel Khan S/o. Munavar Khan was also unable to look after and maintain the day to day affairs of the property feels deem fit and proper to appointed, nominate, constituted, empowered Bismillah Educational Trust (regd.,) represented by its Chairman Mr. Mohamed Ghouse Sabir and its secretary Mr. Mohamed Saifulla, by executing a Notarised General Power of Attorney and an affidavit on 29.09.1990 and deliver the physical vacant possession of the property.


*Abdul Mubeel*  
 WORKING CHAIRMAN  
 BISMILLAH EDUCATIONAL TRUST(REGD.)  
 Bismillah Nagar, Bangalore-560 029

*Mohamed*  
 HON. SECRETARY  
 BISMILLAH EDUCATIONAL TRUST(REGD.)  
 Bismillah Nagar, Bangalore-560 029


AL MALIK VENTURES  
*[Signature]*  
 PARTNER  
 AL MALIK VENTURES  
*[Signature]*  
 PARTNER

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Fayaz .. Bismilla Nagar, Bangalore	
2	Riyaz Ahmed Bismilla Nagar, Bangalore	

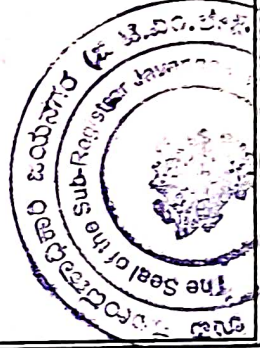
  
 ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ  
 (ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)  
 ಬೆಂಗಳೂರು



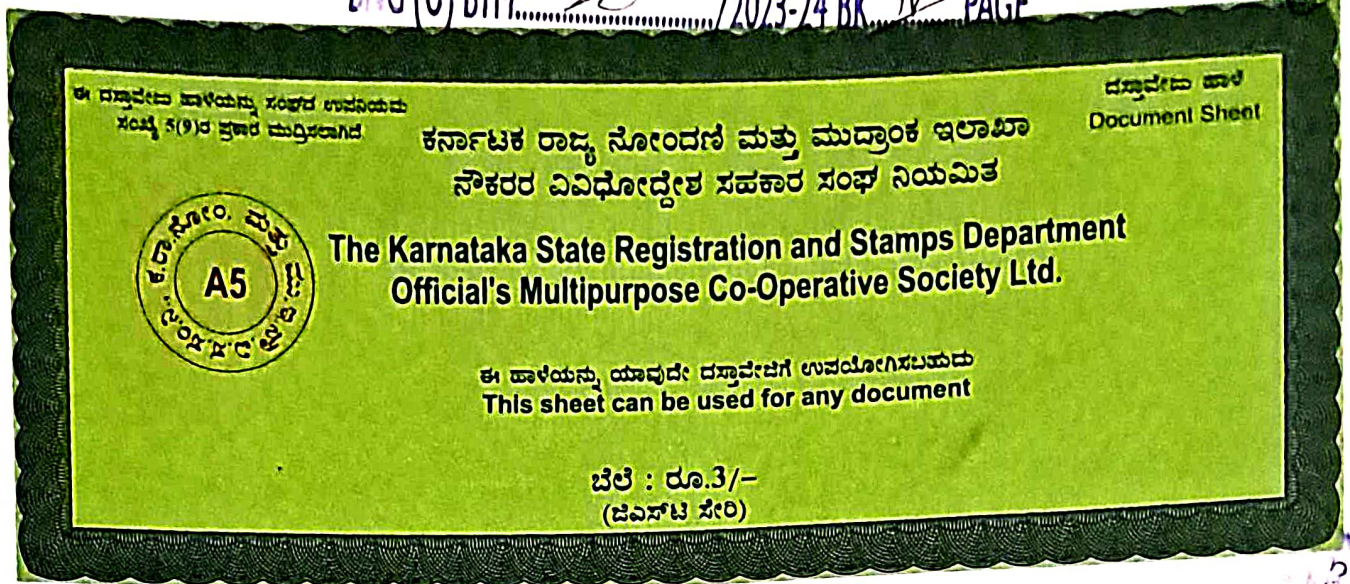
4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
 ನಂಬರ BTM-4-00028-2023-24 ಆಗಿ  
 ಸಿ.ಡಿ. ನಂಬರ BTMD1219 ನೇ ಧರಲ್ಲಿ  
 ದಿನಾಂಕ 18-04-2023 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ (ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)  
 ಬೆಂಗಳೂರು







And whereas thereafter the said Bismillah Educational Trust has requested the parties to execute the above said registered sale deed in favour of **M/s. BISMILLAH EDUCATIONAL TRUST, represented by its Vice Chairman Mr. Shaik Umar and Honourable Secretary Mr. Siddiq Pasha** which is mentioned supra in para No. 1 and deliver the physical vacant possession of the same.

And whereas due to typographical mistake and error crept in the previous deeds the said **Mr. SHAKEEL KHAN, Son of Munawar Khan, represented by his GPA HOLDERS, Mr. MOHAMMED GHOUSE SABIR & Mr. MOHAMMED SAIFULLA,** who were the Chairman and Secretary of Bismillah Educational Trust have executed a Rectification Deed dated : **22.12.2015**, which was registered as Document No. **BMH-1-06450-2015-16**, in Book-I, stored in CD No. **BMHD721**, registered in the office of the Sub-registrar, Jayanagar, Bommanahalli, Bangalore, in favour of **Mr. Abdul Jabbar** who was the working Chairman, and **Mr. Mohammed Kareemuddin** who was the Honourable Secretary.

And whereas the said **Mr. Abdul Jabbar** has expired on **03.09.2020**, leaving behind the Trust and its members to succeed the estate of the trust, after the death of **Mr. Abdul Jabbar, Mr. ABDUL MUHEEB** who is Presently working and continuing the Bismillah Educational Trust as working Chairman along with **Mr. MOHAMMED SAIFULLA, Son of Mr. MOHAMMED GHOUSE,** is continuing the Trust as Honourable Secretary of the **M/s. Bismillah Educational Trust** in place of **Mr. MOHAMMED KAREEMUDDIN** the First parties herein.

*Abdul Muheeb*  
 WORKING CHAIRMAN  
 BISMILLAH EDUCATIONAL TRUST (REGD.)  
 Bismillah Nagar, Bangalore-560 029

*W. S. Siddiq*  
 HON. SECRETARY  
 BISMILLAH EDUCATIONAL TRUST (REGD.)  
 Bismillah Nagar, Bangalore-560 029

AL MALIK VENTURES

*[Signature]*  
 PARTNER

AL MALIK VENTURES  
*[Signature]*  
 PARTNER

ಈ ದಸ್ತಾವೇಜು ಪಾಲೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ ೨(೨)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಸ್ತಾವೇಜು ಪಾಲೆ  
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಬೆಲೆ : ರೂ.3/-  
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

And whereas the Khatha of the schedule property has been registered and transferred in the name of **M/s.BISMILLAH EDUCATIONAL TRUST** and the said Trust has been paying up to date taxes, cesses, etc., to the concerned authority and since the date of purchase the said trust are in peaceful possession and enjoyment of the same without any let or hindrance from any body whatsoever manner:

Whereas ever since the date of acquisition the First parties are in peaceful possession and enjoyment of the same and free from all kinds of encumbrances, court attachments and minor claims etc.,

WHEREAS, the **FIRST PARTIES** thus being the absolute owner in peaceful possession and enjoyment of the **SCHEDULE 'A' PROPERTY** have offered for Development of the **SCHEDULE 'A' PROPERTY** by way constructing a residential apartment building with stilt floor and upper floors. Thereon and for sharing the constructed area of apartments so constructed on the **SCHEDULE 'A' PROPERTY**.

Thus we the Trust / Executants being the absolute owner in peaceful possession and enjoyment of the **SCHEDULE "A" PROPERTY** have offered for Development of the **SCHEDULE "A" PROPERTY** by way constructing a residential apartment building with stilt floor and upper floors. Thereon and for sharing the constructed area of apartments so constructed on the **SCHEDULE "A" PROPERTY**.

*Abdul muheeb*  
WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029

*Musil*  
HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029

AL MALIK VENTURES  
*[Signature]*  
PARTNER

AL MALIK VENTURES  
*[Signature]*  
PARTNER



ಬೆಲೆ : ರೂ.3/-  
(ಜವಾಬ ಸೇರಿ)

WHEREAS, the Trust / Executants herein have entered into a Joint Development Agreement, dated 18-4-23, registered as Document No. BTM-1-004 in Book-I, stored on CD No. 1219, registered in the office of the Sub-Registrar R.T.M, Bangalore, with M/s. **AL-MALIK VENTURES** represented by its Partners Mr. **M.P. AHAMED HASAN** AND Mr. **SYED USMAN GHANI**, thereby conferring authority upon them to develop the Schedule "A" Property by constructing a multistoried residential / apartment building and to acquire the Developer's constructed area of 60% together with proportional corresponding undivided share of land and to sell or otherwise dispose of the same as per the terms of the said Joint Development Agreement. We have to execute a Power of Attorney in favour of the Developers authorizing them / it to develop the Schedule "A" Property by constructing a residential apartment building and to sell or convey 60% constructed in favour of any prospective purchaser/s as they deem fit. Accordingly, we are executing this Power of Attorney as per the terms of the said Joint Development Agreement dated 18-04-23 Attorney to do all such acts, deeds and things required for development of the Schedule "A" Property and to execute any deed of sale, transfer, lease or conveyance in respect of Developer's constructed area being the 60% of constructed units, along with corresponding undivided interest of land as hereunder;

NOW KNOW ALL MEN BY THESE PRESENTS THAT, we, the Trust / Executants above named do hereby nominate, constitute and appoint M/s.**AL-MALIK VENTURES** represented by its Partners Mr.**M.P. AHAMED HASAN** and Mr. **SYED USMAN GHANI**, as our Attorneys to do following acts, deeds and things.

*Abdul Muheeb*  
WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

*Uthman*  
HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

*Uthman*  
AL MALIK VENTURES  
PARTNER

*Syed*  
AL MALIK VENTURES  
PARTNER

*Abdul Muheeb*

*Syed*





- 1) To construct an Apartment Building over the Schedule "A" Property.
- 2) To enter into agreements to sell, agreements for construction, lease mortgage and convey and execute sale deeds for sale of 60% constructed and along with corresponding 60% undivided interest in land being Developers' share of constructed area and present the same for registration before the appropriate Sub – Registrar.
- 3) To receive and issue the necessary receipts for the receipt of money from the Purchaser/s of 60% constructed area and corresponding undivided interest in the Schedule "A" Property;
- 4) To present the documents relating to agreement to sell and sale deeds for sale of 60% of constructed area and corresponding undivided interest in the Schedule "A" Property being Developer's share of constructed area and to sign all papers, affidavits and forms connected with registration;
- 5) To sign and execute all kinds of documents verified statements, petitions and such other correspondence and records that may become necessary in due acts of development construction on the property mentioned in the Schedule "A" Property for the purpose of fulfilling the objects and obligations of the Joint Development Agreement entered between ourselves with **M/s. AL-MALIK VENTURES** represented by its **Partners Mr. M.P. AHAMED HASAN and Mr.SYED USMAN GHANI.**

*Abdul Muheeb*  
WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029

*Muhammad*  
HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029

Page 8 of 14

AL MALIK VENTURES  
*[Signature]*  
PARTNER

AL MALIK VENTURES  
*[Signature]*  
PARTNER

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗ  
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

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- 6) To look after and maintain and attend to the affairs of the immovable property mentioned in the Schedule hereunder for the purpose of fulfilling the objects and obligations of the above said joint development agreement.
- 7) To sign, return, declarations, affidavits, receipts, acknowledgments and other documents of writing and to make and perform all the necessary endorsement and acts to effect due to proper authentication thereto;
- 8) To sign and execute agreements, contracts, transfers, lease and other instruments with which the attorney deems fit and proper in respect of 60% of undivided right and interest in the Schedule "A" Property;
- 9) To file suits, eviction proceedings and such other proceedings before all kinds of courts, civil, criminal, Co-operative, revenue and other special tribunals and authorities under local bodies and Government Offices.
- 10) To apply, for demand, due enforce payments, recover, receive and give proper receipts in respect of 60% of constructed area of Flats and corresponding undivided interest in Schedule "A" Property;
- 11) To settle, adjust, compound, submit to arbitration and compromise all suits and other proceedings in such a manner as our said attorney shall think fit and proper.

*Wilson*

HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

*Abdul Muheeb*

WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

AL MALIK VENTURES PVT. LTD.

*[Signature]*  
PARTNER

AL MALIK VENTURES PVT. LTD.

*[Signature]*  
PARTNER

ಈ ದಸ್ತಾವೇಜು ಪಾಲಿಸಿ ಸಂಘದ ಅಧಿನಿಯಮ  
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- 12) To institute, conduct and use all lawful steps and proceedings / means of recovering, realizing and to receive all moneys, debts and claims and to commence and carry on and to prosecute or defend at law all actions, suits, claims and demands and issue and refer to arbitration and to compromise them and for all or any of the said purpose to do and / or execute such instruments or things as shall be necessary.
- 13) To appear and act in all courts, civil, criminal, revenue or appellate authority or before any other State Government or Central Government Offices.
- 14) To sign, verify and file complaints, written statements, petitions, claims, objections, Memorandum or applications of all kinds and to present or file them in such court of offices.
- 15) To appoint and retain any advocates, vakils or pleaders or attorneys whenever necessary and to change them as my attorney shall think fit and necessary.
- 16) To appear before Bruhat Bangalore Mahanagara Palike offices, Bangalore Development Authority and its officials and officers in the revenue or Engineering Departments to pay the taxes, if any to do all acts, deeds and things that may be necessary in respect of the Schedule "A" Property mentioned and to attend and to appear before all its concerned officers and to sign all forms, papers, applications etc., for and on my behalf.

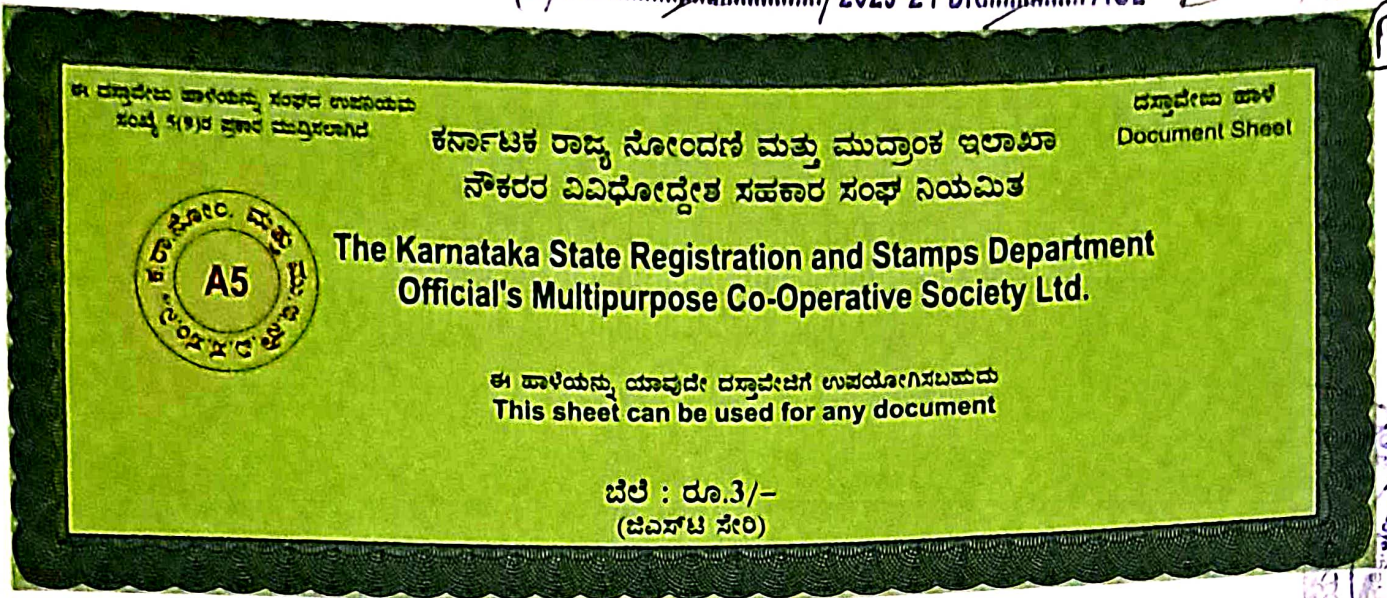
*Abdul Muheeb*  
WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029

*Al Malik*  
HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029

Page 10 of 14

AL MALIK VEI  
*Al Malik*  
PARTNER

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*Al Malik*  
PARTNER



17)To appear before their Concerned Officers, Chairman, Commissioner, Deputy Secretary Engineering Departments, to pay the taxes and to obtain and to transfer khata certificate and to do all other acts, deeds and things in connection with the Schedule mentioned and to do all acts, deeds and things that may be necessary and to sign all forms, papers and applications for and on my behalf.

18)To engage contractors for the construction of the building, to enter into agreements to pay the advances and to obtain receipts and to complete the construction of the building and to supervise the same and to take possession of the building.

19)To apply for obtaining electricity water and sanitary connections from the KPTCL, BESCO, BWSSB, KEB or any other Statutory Authority in this regard and to Deposit amounts, to sign agreements to pay monthly bills and engage contractors to lay the amenities and to do all acts, deeds and things that may be necessary in this connection.

20)To negotiate for the sale of 60% apartments all called to the share of Develops / Attorneys constructed on the Schedule "A" Property, to enter into sale and construction agreements, to receive advance amounts, to pass valid receipts thereof, to execute the sale deed and to present the same for registration and admit the execution thereof

*Abdul Muheeb*

WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

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HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

Page 11 of 14

AL MALIK VENTURES

*[Signature]*  
PARTNER

AL MALIK VENTURES

*[Signature]*  
PARTNER



before the concerned Sub-Registrar's Office and to sign all the necessary papers, forms and applications and to acknowledge the receipt of the sale consideration in respect or 60% of constructed area and corresponding undivided right and interest in the Schedule "A" Property.

21)The prospective purchaser/s is/are eligible to raise loans from any banks, financial institutions are from any Housing Finance companies wherever they deems fit.

22)To delegate the Powers given to my attorney under this deed to any of its nominee / s as deemed fit by the attorney.

23)And generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to the above or ancillary or incidental thereto as fully and effectually as ourselves could do the same if we were personally present.

24)And we the Trust hereby agree and undertake to ratify and confirm all and whatsoever our said attorneys, under the power in that behalf hereinbefore contained, shall do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this deed.

25)This General Power of Attorney is executed in favour of the Developers in pursuance of the Joint Development Agreement dated : 18-04-23

*Abdul Mukherjee*  
*Abdul Mukherjee*  
*Abdul Mukherjee*

*Abdul Mukherjee*

WORKING CHAIRMAN  
 BISMILLAH EDUCATIONAL TRUST(REGD.)  
 Bismillah Nagar, Bangalore-560 029

*Abdul Mukherjee*  
 FORM. SECRETARY  
 BISMILLAH EDUCATIONAL TRUST(REGD.)  
 Bismillah Nagar, Bangalore-560 029

AL MALIK VENT  
*Al Malik V*  
 PARTNER

AL MALIK V  
*Al Malik V*  
 PARTNER



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಭವ ಉಪಯೋಗ  
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(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

**SCHEDULE 'A' PROPERTY**

All that piece and parcel of immovable property bearing Old Sy.No. 90/2, Site No. 89 & 90, Katha No. 90/2-89-90, situated at 3<sup>rd</sup> Cross, Aradhana Layout, Kothanur Village, Uttarahalli Hobli, Bangalore South, Bangalore - 560 076, Presently comes under BBMP Limits Ward No. 195, now new Ward No. 175 - Bommanahalli, Bangalore, after encroachment totally measuring 4722 square feet.

**AND BOUNDED ON THE**

East by : Site No. 91.  
West by : Private Property,  
North by : Road,  
South by : Private Property,

**SCHEDULE 'B' PROPERTY**

All that piece and parcel of 40% right, title and interest in the super built up area of the apartment building to be constructed on SCHEDULE 'A' PROPERTY together with 40% undivided share in the land in the SCHEDULE 'A' PROPERTY along with common areas, amenities and parking marked as **FIRST PARTIES /** owner share.

*Abdul Muheeb*  
WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

*W. Sankar*  
HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

AL MALIK VENTURES

*[Signature]*  
PARTNER

AL MALIK V

*[Signature]*  
PARTNER

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮದ  
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**SCHEDULE 'C' PROPERTY**

All that piece and parcel of 60% right, title and interest in the super built up area of the apartment building to be constructed on SCHEDULE 'A' PROPERTY together with corresponding 60% undivided interest of land in the SCHEDULE 'A' PROPERTY along with common areas, amenities and parking marked as **SECOND PARTIES / Developer's share.**

**IN WITNESSES WHEREOF** the Trust/ Executants and Power of Attorney Holders have set their respective signatures to this **GENERAL POWER OF ATTORNEY** on the day, month and year above mentioned at Bangalore.

**WITNESSES:**

1. *fayaz*  
#12 Bismillah reja  
Bangalore

*Abdul Muheeb*  
M/s. BISMILLAH EDUCATIONAL TRUST  
Represented by its **WORKING CHAIRMAN**  
[ABDUL MUHEEB] BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

2. *His Or*  
No 4, 1st No 82,  
1st cross, 22C colony  
371 Block East.  
Jayegar,  
Bangalore. 560011

*Mohammed Saifulla*  
HONOURABLE SECRETARY  
[MOHAMMED SAIFULLA] HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
**FIRST PARTIES / EXECUTANTS**  
Bismillah Nagar, Bangalore-560 029

*M.P. AHAMED HASAN*  
M/s. AL-MALIK VENTURES  
Represented by **PARTNER**  
[M.P.AHAMED HASAN]

*Syed Usman Ghani*  
[SYED USMAN GHANI]  
**ATTORNEY HOLDERS / SECOND PARTIES**

*Sy*  
Self drafted