

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

*Srinivas*  
B. SRINIVASAY 685782

Licensed Stamp Vendor

L.No. 15-30-006/2002

RL.No. 13-30-009/2011

H.No. 5-21, Nagaram (V)

Keesara (M) R.R. Dist

500083 Cell: 9985510659

S.No. 12661 Date 23/08/2013 Rs. 100/-

Sold To: Rajesh J. Kadakia

S/o D/o W/o: Late Jayantilal Kadakia

For Whom: self & others

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed on this the \_\_\_\_\_ day of \_\_\_\_\_ 2013 at Los Angeles, California, USA by:

1. Rajesh J. Kadakia, S/o. Late Jayantilal M. Kadakia, aged 58 years, Occupation: Business R/o. H. No: 5-2-223, "Gokul", 3<sup>rd</sup> Floor, Distillery Road, Hyderbasti, Secunderabad and presently residing # 91, South Elamino, Real Samclemante, California 92672, USA.
  2. Sharad J. Kadakia, S/o. Late Jayantilal M. Kadakia, aged 54 years, Occupation: Business, R/o. H. No: 5-2-223, "Gokul", 3<sup>rd</sup> Floor, Distillery Road, Hyderbasti, Secunderabad presently residing at The Greens Group, 14252 Culver Drive Suite A-358, Irvine, CA - 924604, USA.
- hereinafter jointly referred to as the Principals.

IN FAVOUR OF

M/s. Modi Properties & Investment Private Limited, a Company duly incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 and represented by its Managing Director Mr. Soham Modi, S/o. Shri Satish Modi, aged about 44 years, Occupation Business hereinafter referred as the Attorney.

*Shri Soham Modi*


*RJK Rajesh J. Kadakia*

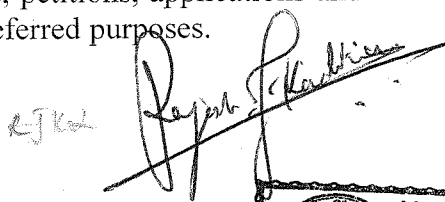


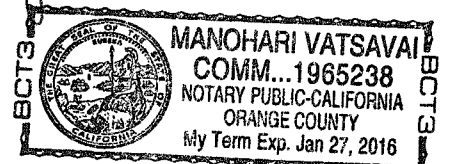
The expressions Principal and Attorney shall mean and include unless it is repugnant to the context, their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees and the like.

WHEREAS:

- A. The Principals are persons of Indian Origin currently residing at Los Angeles, USA and also having a residence at H. No: 5-2-223, "Gokul", 3<sup>rd</sup> Floor, Distillery Road, Hyderbasti, Secunderabad.
- B. The Principal is the owner of several properties and businesses in Hyderabad and in particular the following properties.
- i. Building known as Greens Towers situated at Begumpet main road, Hyderabad bearing Municipal no. 1-10-176.
  - ii. Residential house situated behind Greens Towers bearing H.No. 1-10-178/3/1 and 2, situated at Begumpet main road, Hyderabad.
  - iii. Commercial space in Building known as S.M. Modi Commercial complex bearing municipal no. 5-4-187/5/15/16/17 situated at Necklace Road, Secunderabad.
- C. Whereas the Principals are not residing in Hyderabad and are preoccupied with other works and as such is unable to look after / manage / maintain their properties in Hyderabad and are hereby appointing on their behalf the above said Attorney for the following purposes:
- (a) To identify a suitable tenants for giving on lease the above referred properties.
  - (b) Advertise, make brochures, negotiate and finalize the lease on such terms and conditions, as they deem fit and proper.
  - (c) To maintain and upkeep the said properties in good condition and if required to make additions, alterations and improvements to the said properties.
  - (d) To appoint full time/part time maintenance staff like watchmen, electrician, plumber, engineer, supervisor, etc., that may be required for the maintenance on such terms and conditions as they deem fit and proper.
  - (e) Liaison with the tenants
  - (f) Collection of rents and maintenance charges from the tenants
  - (g) Maintenance of accounts.
  - (h) To do all such other acts and deeds that are generally required for an efficient management of the said properties.
  - (i) Issue receipts for rents and other amounts collected.
  - (j) To negotiate on behalf of Owners with banks and financial institutions for raising money/loan on behalf of the Owners and sign all such applications /documents for the same.
  - (k) To execute, sign and file all the statements, petitions, applications and declarations etc, necessary for and incidental to the above referred purposes.







- (l) 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 and other such statutory authorities like fire department, airports authority of India, pollution control board, ministries, government departments, defense department, etc., and to make such necessary payments in the name of the Principals.
- (m) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the District or Sub-Registrar and other offices of the State and Central Government and of Local Bodies in relation to the said properties.
- (n) 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 properties.
- (o) Generally to act as the Attorney or Agent of the Principals in relation to the Said Properties and to execute all such agreements, deeds, contracts, etc., and do all deeds, acts and things in relation to the Said Land as fully and effectually in all respects as the Principal himself would do if personally present.
- (p) The Principals for himself, his 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.

D. Whereas it is clearly understood by the parties hereto that the Attorney by virtue of this GPA:

- a. Will not have claim of any tenancy /ownership rights over the Said Properties.
- b. Will not be entitled to collect amounts from prospective tenants or banks or any third party in its favour against the Said Properties.
- c. Will not be entitled to alienate or encumber the Said Properties.
- d. Will not be entitled to mortgage or create a charge on the Said Properties under this GPA.

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:

**WITNESSES:**

- 1. Manohari Vatsava
- 2. End Sr.

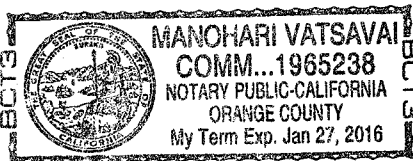
*Rajesh J. Kadakia*  
 RAJESH. J. KADAKIA

*Sharad J. Kadakia*  
 SHARAD. J. KADAKIA


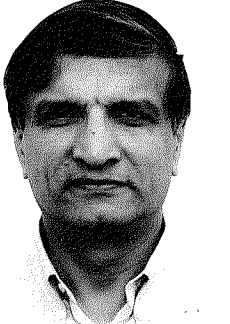
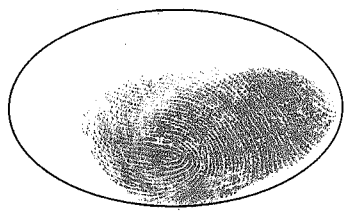
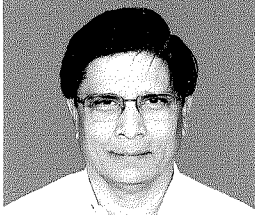
Shard J Kadakia  
 Principals

Modi Properties & Investments Pvt. Ltd.

*Soham Modi*  
 Soham Modi  
 Managing Director  
 Attorney



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			1. SHRI. RAJESH J. KADAKIA S/O. LATE JAYANTILAL M. KADAKIA R/O. H. NO: 5-2-223, "GOKUL" 3 <sup>RD</sup> FLOOR, DISTILLERY ROAD HYDERBASTI, SECUNDERABAD AND PRESENTLY RESIDING # 91 SOUTH ELAMINO REAL SAMCLEMANTE CALIFORNIA 92672, USA.
			2. SHRI. SHARAD J. KADAKIA S/O. LATE JAYANTILAL M. KADAKIA R/O. H. NO: 5-2-223, "GOKUL" 3 <sup>RD</sup> FLOOR, DISTILLERY ROAD HYDERBASTI, SECUNDERABAD PRESENTLY RESIDING AT THE GREENS GROUP, 14252 CULVER DRIVE SUITE A-358, IRVINE, CA - 924604, USA.

SIGNATURE OF WITNESSES:

1. *Manohar Vatsavai*
2. *Er. Sr.*

State of California  
County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 6<sup>th</sup>  
day of SEPT., 2013, by SHARAD J. KADAKIA  
proved to me on the basis of satisfactory evidence to be the AND  
person(s) who appeared before me. RAJESH J. KADAKIA

(Seal)

Signature Manohar Vatsavai

SIGNATURE

*Shri. Manohar Vatsavai*  
*Rajesh J. Kadakia*

