



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

S.No: 387, Date :17/2/2014, Rs.100/-
Sold to: L. RAMACHARYULU S/o Late. L. RAGHAVENDER RAO
For Whom: S.D.N.M.K.J. REALITY PVT. LTD., SEC'BAD

AZ 328275
M. Jyothi
M. JYOTHILAXMI
Licenced Stamp Vender
S.V.L.No.59/95, R.L.No.16-06-004 of 2012
Shop No.1, H.No.1-1-149, 62/A
Garden Lodge Building,
St. Mary's Road, SECUNDERABAD-A.P.
Phone.No.9246340239

SPECIAL POWER OF ATTORNEY

This SPECIAL POWER OF ATTORNEY is made and executed on this 19th day of February 2014 at Los Angeles, California, USA, by;

1. **M/s. SDN MKJ Realty Pvt. Ltd** a company incorporated under the Companies Act 1956 having its registered office at 5-2-223, Gokul, Distillery Road, Secunderabad - 500 003 represented by its Director Shri. Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia
2. **M/s. JMK GEC Realtors Pvt. Ltd** a company incorporated under the Companies Act 1956 having its registered office at 5-2-223, Gokul, Distillery Road, Secunderabad - 500 003 represented by its Director Shri. Sharad J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia.

(Hereinafter jointly referred to as the PRINCIPALS).

AND

M/s. MODI PROPERTIES & INVESTMENT PVT. LTD., a Company 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 to as ATTORNEY)

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.

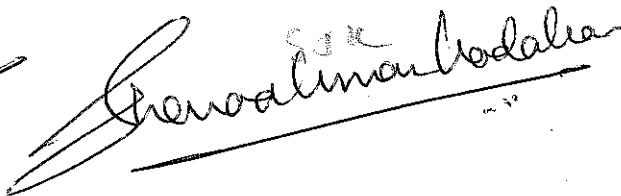
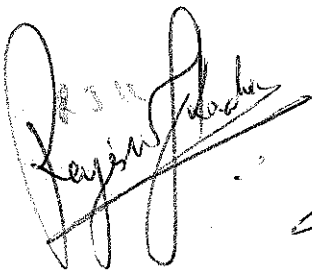
[Signature]


[Signature]

For Modi Properties & Investments Pvt. Ltd.
[Signature]
Managing Director

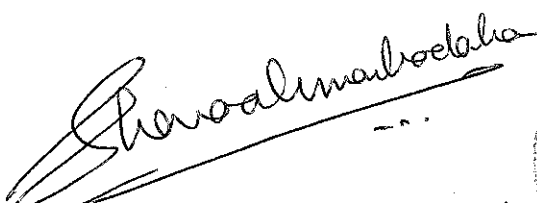
WHEREAS:


- A. The Principals are persons of Indian Origin currently residing at California, USA and also having a residence at H. No. 5-2-223, "Gokul" 3rd Floor, Distillery Road, Hyderbasti, Secunderabad – 500 003.
- B. The Principals proposed to purchase about 25,308 sq.ft on the 2nd Floor, 25,308 sq. ft on the 3rd Floor and 25,910 sq.ft on 4th floor in Tower A along with undivided share of land 2,774 Sq. yds along with 77 Nos car parkings in the building known as "Ramky Selenium" which is constructed on plot Nos.31/Part and 32 bearing Survey Numbers 115/22, 115/24 and 115/25 at Financial District, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District (Hereinafter referred to as Said Properties).
- C. Whereas the Principals are not residing in Hyderabad and are preoccupied with other works and as such are 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:
- To identify suitable tenants for giving on lease the above said properties.
 - To advertise, make brochures, negotiate and finalize the lease on such terms and conditions, as they deem fit and proper.
 - To maintain and upkeep the said properties in good condition and if required to make additions, alterations and improvements to the said properties.
 - To appoint full time/part time maintenance staff like watchman, electrician, plumber, engineer, supervisor etc., that may be required for the maintenance on such terms and conditions as they deem fit and proper.
 - Liaison with tenants
 - Collection of rents and maintenance charges from the tenants
 - Maintenance of accounts
 - To do all such other acts and deeds that are generally required for an efficient management of the said properties.
 - Issue receipts for rents and other amounts collected.
 - 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.
 - To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.

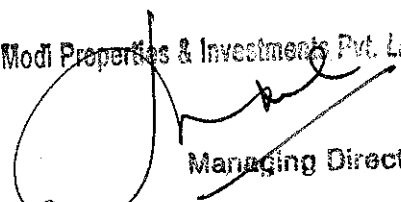


For Modi Properties & Investments Pvt. Ltd.

Managing Director

- 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 departments, defence 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. To sign agreements, deeds, affidavits and such related documents for purposes of executing registered deeds and agreements for purchase of immovable property in the name of the Principals herein.
 - 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 Properties as fully and effectually in all respects as the Principals themselves 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. The Principals agrees to pass appropriate board resolutions in favour of the Attorney as and when required duly authorising the Attorney to represent the Principals for the purposes mentioned above.
- E. Whereas it is clearly understood by the parties hereto that the Attorney by virtue of the SPA:
- 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 Special Power of Attorney.





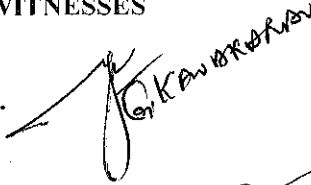



For Modi Properties & Investments Pvt. Ltd.
Managing Director

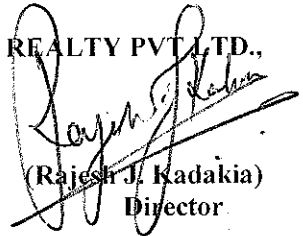
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IN WITNESS whereof the parties hereto have set their hands to the Special Power of Attorney out of their own free will consent on the date first above mentioned in presence of the following witnesses.

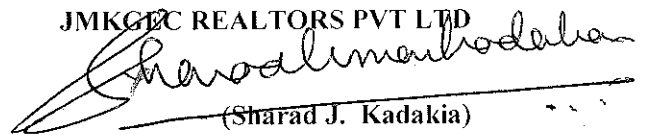
WITNESSES

1.  *(Signature)*
2.  *(Signature)*


SDNMKJ REALTY PVT. LTD.,

 *(Signature)*
(Rajesh J. Kadakia)
Director

JMKGC REALTORS PVT LTD

 *(Signature)*
(Sharad J. Kadakia)
Director
(PRINCIPALS)

Modi Properties & Investments Pvt. Ltd.

For Modi Properties & Investments Pvt. Ltd.
 *(Signature)*
(Soham Modi)
Managing Director
(ATTORNEY)