



తెలంగాణ తెలంగాణ TELANGANA

909581

Date: 15/04/2015, 12:58 PM

Serial No: 1721

Denomination: 100

Purchased By:

L.R./MACHARYULU

S/O LATE L.RAGHAVENADRA RAO

R/O SEC-BAD

For Whom

ALVIA MEHDI

D/O SYED MEHDI

H.NO:1-5-16/1/2,KRISHNA COLONY

MUSHEERABAD.HYD

Sub Registrar

Ex. Officio Stamp Vendor

SRO: Secunderabad

GENERAL POWER OF ATTORNEY

This **General Power of Attorney** is made and executed on this the 15th day of April 2015 at Secunderabad by:

Ms. Alvia Mehdi D/o. Syed Mehdi aged about 26 years, Occupation: Housewife, resident of H. No. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020 and presently residing at 138, La Chateau Ct., Tucker, G.A 30084 hereinafter referred to as the "Principal".

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".

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.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

WHEREAS:

- A. The Principal is a person of Indian Origin currently residing at 138, La Chateau Ct., Tucker, G.A 30084 and also having a residence at H. No: 1-5-16/2/1, Musheerabad, Hyderabad – 500 020.
- B. The Principal is the absolute owner and possessor of the plot No. 13 in Sy. No. 35, admeasuring 354.50 Sq. yds equivalent to 296.51 Sq. mtrs bearing GHMC No. 8-7-8/6 (old No. 8-7-8/4) situated at Raja Rajeswari Nagar Colony, Old Bowenpally, Hyderabad - 500 020 by virtue of registered Gift deed vide document No.1216/2011 dated 15.07.2011 registered at S.R.O, Balanagar, Hyderabad.
- C. The Owner had obtained building permission from GHMC, Kukatpally Circle vide proceedings No. G1/266/BA/9208/0702/2012 and Permit No. 9964/DC/WZ/Cir-14/2012 both dated 10.04.2012 to construct residential building consisting Stilt + Three (3) upper floors admeasuring 6,988 Sq. ft (1,747 Sq. ft each floor) of built up area on the above said land of 354.40 Sq.yds.
- D. The construction of the building has been completed in the year 2014 and have obtained occupancy certificate from GHMC vide file No. 84500/03/12/2014/C14 dated 03.12.2014 hereinafter referred to as the Scheduled Premises.
- E. 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.

A. S. Mohan

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 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 Building.
- (o) Generally to act as the Attorney or Agent of the Principals in relation to the Said Building 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.

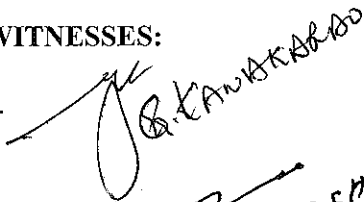
F. Whereas it is clearly understood by the parties hereto that the Attorney by virtue of this GPA:

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

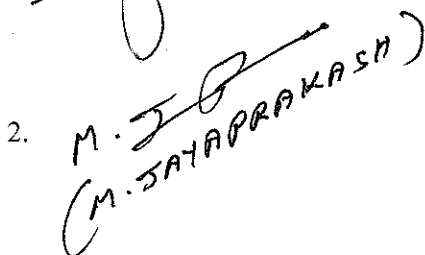
IN WITNESS WHEREOF the Parties hereto have set their hands to this General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:


WITNESSES:

1.


B. K. ANWAR

2.


M. J. P.
(M. JAYAPRAKASH)


AM

Alvia Mehdi
Principal

M/s. Modi Properties & Investments Pvt. Ltd.

~~For Modi Properties & Investments Pvt. Ltd.~~


Soham Modi
Managing Director
Attorney