

తెలంగాణ తేలంగానా TELANGANA

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S.No. 9320 Date: 26-07-2016

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

Sold to: Tejas Mehta
S/o. W/o. D/o. Deepak Mehta
For Whom: Self & others.

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed on this the 26th day of July 2016 at Secunderabad by and between:

1. Shri Tejas D Mehta, S/o. Shri Deepak U Mehta, aged 39 years, Occupation: Business, Resident of 83, Jeera, Secunderabad -500 003.
2. Shri Hardik D Mehta, S/o. Shri Deepak U Mehta, aged 36 years, Occupation: Professional, Resident of 83, Jeera, Secunderabad -500 003.

Hereinafter jointly referred to as the Principal.

IN FAVOUR OF

Shri. Soham Modi, S/o. Late Shri Satish Modi, aged about 47 years, Occupation: Business, resident of Plot no. 280, Road no. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the Attorney.

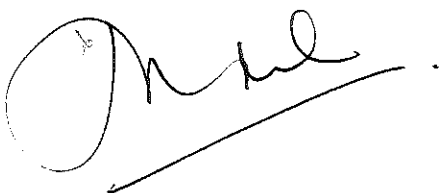
The expressions Principal and Attorney shall mean and include unless it is repugnant to the context, their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees and the like.

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x Tejas D Mehta
x Hardik D Mehta

WHEREAS:

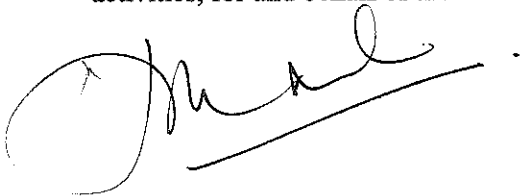
1. The Principal is a resident of Resident of 83, Jeera, Secunderabad -500 003.
2. The Principal is the owner of several properties and businesses in Hyderabad and in particular the following properties (hereinafter referred to as the Said Properties):
 - a. Plot No. 45G admeasuring about 106.7 Sq. yds., along with a constructed 2 bed room house admeasuring about 665 Sq. ft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, bearing document 3642/13 dated 28.02.2013, registered at SRO, Uppal, Hyderabad.
 - b. Plot No. 45J admeasuring about 106.70 Sq. yds along with a constructed 2 bed room house admeasuring about 665 Sq.ft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, bearing document 3643/13 dated 20.03.2013, registered at SRO Uppal, Hyderabad.
3. Where as the Principal is pre-occupied with other works and as such is unable to look after/maintain/manage the Said Properties and is hereby appointing on his/her behalf the above said Attorney for the following purposes:
 - a. Maintenance and development of the above properties which shall include:
 - i. Deploying men and procuring material for up-keep, maintenance, renovation, additions and alterations of the above properties.
 - ii. To employ full time, part time maintenance staff like watchmen, electrician, plumber, engineer, supervisor, etc., that may be required for the of the above properties.
 - iii. To negotiate and enter into contracts with service providers like security services, housekeeping services, maintenance of equipment, annual maintenance contract for equipment, etc.
 - iv. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
 - b. For lease or leave and license of the Said Properties which shall include:
 - i. To identify a suitable tenants for giving on lease/leave and licence the above referred properties.
 - ii. Advertise, make brochures, negotiate and finalize the lease on such terms and conditions, as the Attorney deem fit and proper, including signing letters of confirmation or intent for the said purpose.
 - iii. Liaison with the tenants, lessees, etc.
 - iv. Collection of rents, maintenance charges and other charges from the tenants.
 - v. Issue receipts for rents and other amounts collected.
 - c. For representing the Principal in various courts, tribunals, etc., which shall include:
 - i. To appear and act in all courts, tribunals, appellate authorities, forums, arbitration, etc. related to civil, criminal, revenue, etc.
 - ii. To appear and act at the District or Sub-Registrar and other offices of the State and Central Government and of local bodies in relation to the Said Properties.
 - iii. To appear and act at any statutory authority in relation to the Said Properties.
 - iv. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.



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- v. 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.
- d. For making applications and representations to statutory authorities which shall include:
 - i. 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/DTCP/Grampanchayat and other such statutory authorities like fire department, airports authority of India, pollution control board, ministries, government departments, defense department, EPFO, ESIC, Commercial tax department, labour department, service tax, VAT, etc., and to make such necessary payments in the name of the Principals.
 - ii. To execute, sign and file all the statements, returns, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
 - e. To make applications for seeking loans which shall include:
 - i. To negotiate on behalf of the Principal with banks and financial institutions for raising money/loan on behalf of the Principal and sign all such applications /documents for the same.
 - ii. Provide required documents, books of accounts and other information to banks and financial institutions for the said purpose.
 - iii. To execute, sign and file all the statements, petitions, applications and declarations, etc., necessary for and incidental to the above referred purposes.
 - f. To operate bank accounts of the Principal which shall include:
 - i. Acting as a mandate holder of the Principal.
 - ii. Issue cheques, withdraw cash, deposit cash/cheques, prepare payorders/DDs, NEFT, RTGS, wire transfers, etc. from the account of the Principal.
 - iii. Make fixed deposits and break fixed deposits from the account of the Principal.
 - iv. Collect bank statements.
 - g. To maintain accounts on behalf of the Principal which shall include:
 - i. Appointment of accountant for the said purpose.
 - ii. Certifying all vouchers of payments, receipts, JVs, debit/credit vouchers, bills, etc.
 - iii. Preparing of P&L statement, balance sheets and tax returns.
 - iv. Certifying photocopies of books of accounts as true copies for purpose of application of loans and for providing information to statutory authorities.
 - v. To appoint legal representatives like chartered accountants, company secretaries, lawyers, etc. and authorize them to represent the Principal.
 - vi. To do all such other acts and deeds that are generally required for an efficient management of the Said Properties.
4. Generally to act as the Attorney or Agent of the Principals in relation to the Said Properties and to do all deeds, acts and things in relation to the said properties as fully and effectually in all respects as the Principal himself would do if personally present.
 5. The Attorney shall be entitled to spend monies on behalf of the Principal from his/her own sources or from the bank accounts or cash balances of the Principal for above mentioned activities, for and behalf of the Principal.



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6. The Attorney shall not be entitled to receive any money or amounts belonging to the Principal from any third parties in its name or by way of cash. The Attorney shall collect all amounts by way of pay orders, demand drafts, crossed cheques or NEFT /RTGS / wire transfers only in the name of the Principal.
7. The Attorney by virtue of this GPA shall not be entitled to do the following:
 - a. Claim of any tenancy /ownership rights over the Said Properties.
 - b. To collect amounts from prospective tenants or banks or any third party in its favour against the Said Properties.
 - c. To alienate or encumber the Said Properties.
 - d. To mortgage or create a charge on the Said Properties.
 - e. To sell or convey, transfer the Said Properties.
 - f. To execute lease agreements or lease deeds for the Said Properties.
8. The Principal for himself/herself, his/ her heirs, executors, successors, legal representatives, administrators and assignees hereby ratifies and confirm and agrees to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney.

SCHEDULE OF THE PROPERTIES

All that part and parcel of land admeasuring about 106.7 Sq. yds., bearing Plot No. 45G, along with a constructed 2 bed room house admeasuring about 665 Sq. ft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal, Hyderabad and bounded by:

North	: Road
South	: Neighbors Land
East	: Plot No. 45H
West	: Open Land

All that part and parcel of land admeasuring about 106.7 sq. yds., along with a constructed 2 bed room house admeasuring about 665 Sq.ft bearing Plot No. 45J, forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Road
South	: Neighbors Land
East	: Open Land
West	: Plot No. 45 I

IN WITNESS WHEREOF the Principle & Attorney 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.

[Handwritten signature]
S. KANAKA

2.

[Handwritten signature]
M. J. S.
(M. JAYAPRAKASH)

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ATTORNEY

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PRINCIPAL