

S.R.O. SECUNDERABAD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

SCANNED

2761  
226/17

తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 15659 Dt. 11/12/2017 Rs. 100

Name: Antaiash & Co Lingaraj &

Jayantilal motilal mody & motilal mody

11/12/2017  
N 023395  
DUSA SRINIVAS RAO  
LICENSED STAMP VENDER  
LIC No: 16-05-23/1998  
RL No: 16-05-025/2017  
U.No: 12-11-696, Warasiguda, Secunderabad  
Call No: 9247420863

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SHRI. JAYANTILAL MOJILAL MODY aged about 80 years, Occupation : Business, of Mumbai Indian Inhabitant having my permanent residence at C 31, Siddharth Building, 21 Nepean Sea Road, Mumbai SEND GREETINGS.

WHEREAS:

- I am presently residing at Flat no. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad; and
- I am 2/3<sup>rd</sup> owner of flat no. C 31 (admeasuring about 875 sft.) in building known as Siddharth Building situate at 21 Nepean Sea Road, Mumbai, 400 036. (hereinafter referred to as the Said Property)
- Due to my old age I am unable to look after/maintain/manage the Said Property and also look after and manage certain other personal day to day affairs and I am therefore desirous of appointing my daughter Tejal Modi as my lawful Attorney for the following purposes:

(Left thumb imp. of Jayantilal M. Mody)

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 8 and 2 on the 14th day of DEC, 2017 by Sri Jayantilal Mojilal Mody

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	AY		 TEJAL MODI::14/12/2017 [1606-4-2017-226]	TEJAL MODI W/O. SOHAM MODI PLOT NO280,RD NO.25,JUBILEE HILLS, HYD	
2	PL		 JAYANTILAL MOJILAL MODY [1606-4-2017-226]	JAYANTILAL MOJILAL MODY S/O. LATE MOJILAL MODY C31,SIDDHARTH BUILDING,21 NEPEAN SEA RD, MUMBAI	 (X-mark of Jayantilal mojilal mody)

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 NISHA MODI::14/12/2017 [1606-4-2017-226]	NISHA MODI PLOT NO. 280 ROAD NO. 25 JUBILEE HILLS HYD	
		 GAURANG MODY::14/12/2017 [1606-4-2017-226]	GAURANG MODY FLAT NO. 105 SAPPHIRE APTS BEGUMPET	

14th day of December,2017

Signature of Sub Registrar  
Secunderabad

**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	0	1000	0	0	1000
User Charges	NA	0	0	100	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>1100</b>	<b>0</b>	<b>0</b>	<b>1200</b>

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through Cash,

Date:  
14th day of December,2017

Signature of Registering Officer  
Secunderabad

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NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT, I SHRI. JAYANTILAL MOJILAL MODY do hereby irrevocably, nominate, constitute and appoint Mrs. TEJAL MODI (my daughter), without consideration, as my true and lawful attorney to do and execute the following acts, deeds and things that is to say;

1. Take care and maintenance of the said Property which shall include:
  - i) Deploying men and procuring material for up-keep, maintenance, renovation, additions and alterations of the said Property.
  - ii) To employ full time, part time maintenance staff like watchmen, electrician, plumber, engineer, supervisor, etc., that may be required for the Said Property.
  - 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.
2. To give the said Property on Leave & License basis, which shall include:
  - i) To identify a suitable licensee for giving the said Property on leave and license basis.
  - ii) To negotiate the terms and conditions of the leave and licence as the Attorney deem fit and proper, including signing letters of confirmation or intent for the said purpose.
  - iii) To collection of monthly License fees and such other amounts / deposits / charges from the Licensee.
  - iv) Issue receipts for monthly License fees and such other amounts / deposits / charges to the Licensee.
  - v) To make, sign, execute, Leave & License Agreement with the Licensee.
  - vi) To sign, execute and admit before the Sub-Registrar of Assurances of the Leave & License Agreement and other necessary documents in respect of the said Property and to do everything necessary to register the same.
3. For representing me in various courts, tribunals, etc., which shall include:
  - i) To appear and act in all courts, tribunals, appellate authorities, forums, competent authority, 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 Property.
  - iii) To appear and act at any statutory authority in relation to the said Property.
  - iv) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
  - v) To sign and verify complaints, written statements, petitions of claim, applications 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 Property.
  - vi) To sign, execute, file, etc., any documents or deeds or forms that may be required by Cosmopolitan Siddharth Premises Co-operative Society Limited, from time to time.
4. 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 statutory authorities and to make such necessary payments in my name.
  - ii. To execute, sign and file all the statements, returns, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.

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22/12/2017 Sheet 2 of 4

Sub Registrar  
Secunderabad


### CERTIFICATE OF REGISTRATION

Registered as Doct. No...214... of 2017...

(1939)SC) of Book .....14..... and

assigned the Identification Number

1606-14-226... 2017... for Scanning

Date: 14/12/2017 Registering Officer 

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5. To operate my bank accounts with Axis Bank and Bank of Baroda Bank, which shall include:
  - i) To act as my mandate holder.
  - ii) Issue cheques, withdraw cash, deposit cash/cheques, prepare payorders/DDs, NEFT, RTGS, wire transfers, etc. from my said account.
  - iii) Make/cancel fixed deposits and break fixed deposits from my account.
  - iv) Collect bank statements.
6. 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 Property.
7. GENERALLY to do and perform all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could in my person do.
8. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to the Laws and Customs of India.
9. AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these present.

**SCHEDULE OF THE PROPERTY**

2/3<sup>rd</sup> share of in the Flat bearing no. C 31 (admeasuring 875 sq. ft.) in building known as Siddharth Building situate at 21 Nepean Sea Road, Mumbai on a Plot of Land and bounded by:

East: by open to sky,  
 West: by Staircase, lift & flat no. 32C  
 North: by Staircase, lift, open to sky and  
 South: by open to sky.

IN WITNESS WHEREOF, I, the said SHRI. JAYANTILAL MOJILAL MODY, have set my hand this 14<sup>th</sup> day of December 2017.

SIGNED AND DELIVERED by the )  
 Within named )

SHRI. JAYANTILAL MOJILAL MODY )  
 In the presence of : )

(left thumb impression of Jayantilal M. Mody)

Before me

I accept

*Tejal Modi*

Mrs. TEJAL MODI

Witness :

1. Nisha Modi

*Nisha Modi*

2. Gaurang Mody

*Gaurang Mody*



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Secunderabad

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గౌరంగ్ మోడి  
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967  
పురుషుడు / Male

3594 5138 3669



ఆధార్ - సామాన్యని హక్కు

నమోదు సంఖ్య / Enrollment No. : 1118/G0013/00401

To  
Gaurang Mody  
గౌరంగ్ మోడి

S/O: Jayanti Lal  
Sapphire Apts Apt-105  
Chikoti Gardens  
Next to HDFC lane  
Begumpet  
Secunderabad  
Begumpet, Hyderabad  
Andhra Pradesh - 500016  
9848042087

20/05/2013



KL130447863FT



भारत सरकार  
GOVERNMENT OF INDIA



తజాల్ మోడి  
Tejal Modi  
పుట్టిన సం./YoB:1970  
స్త్రీ Female

*Tejal Modi*



3987 5220 4530

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
W/O: శోహం సతిష్ మోడి.  
ప్లాట్ నె-280, రోడ్ నె-25.  
పెద్దమ్మ దేవాలయం దగ్గర  
జబిలీ హిల్స్, ఖైరతాబాద్.  
బంజారా హిల్స్, హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

Address:  
W/O: Soham Satish Modi, plot  
no-280, road no-25, near  
peddamma temple jubilee hills,  
Khairatabad, Banjara Hills,  
Hyderabad  
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार  
GOVERNMENT OF INDIA



జయంతీలాల్ మోజీలాల్ మోడి  
Jayantilal Mojilal Mody  
జన్మ వర్షం / Year of Birth : 1935  
పురుషుడు / Male



9911 5840 4123

आधार - सामान्य माणसाचा अधिकार

नोंदविण्याचा क्रमांक / Enrollment No 1093/60301/06224

To,  
जयंतिलाळ मोजीलाळ मोजी  
Jayantilal Mojilal Mody  
31-C, Siddharth Building  
Nepean Sea Road  
Nepeansea Road  
Mumbai  
Maharashtra 400036  
9322898904

28/10/2011



*(left thing lump of  
Somanthlal m. mody)*

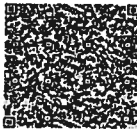


भारत सरकार  
GOVERNMENT OF INDIA



నిషా మోడి  
Nisha Modi  
పుట్టిన సం./YoB:1995  
స్త్రీ Female

*Nisha Modi*



9873 4468 0462

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
D/O: శోహం మోడి, ప్లాట్ నె-  
280, రోడ్ నె-25, పెద్దమ్మ  
దేవాలయం దగ్గర జబిలీ హిల్స్,  
ఖైరతాబాద్, బంజారా హిల్స్,  
హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

Address:  
D/O: Soham Modi, plot no-280,  
road no-25, near peddamma  
temple jubilee hills,  
Khairatabad, Banjara Hills,  
Hyderabad  
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar

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Secunderabad



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