



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 3861 Date 27-7-04 Re. 100Rs.

Sold to Smt. K. Kokilaben J. Kadakia.

No. late Shri. S.M. Kadakia.

For Whom Self see back

01AA 083944

L. G. Chimalgi
LEELA G. CHIMALGI
STAMP VENDOR

L. No: 13/97, R. No: 1/2003

5-4-76/A Cellar, Ranigunj

SECUNDERABAD - 500 003.

1059
724

POWER OF ATTORNEY

This Power of Attorney is made and executed at Secunderabad on this 27th day of July, 2004 by Smt. Kokilaben J. Kadakia, W/o. Shri Jayantilal M. Kadakia, aged about 74 years, resident of 1-10-176, Begumpet, Hyderabad - 500 016. (Hereinafter called the "PRINCIPAL").

IN FAVOUR OF

Shri Pramod Modi, S/o. Late Shri Manilal Modi resident of 1-8-165, P.G. Road, Secunderabad, aged about 63 years. (Hereinafter called the "ATTORNEY").

WHEREAS the PRINCIPAL is the owner of the building known as Greens Towers situated at 1-10-176, Begumpet, Hyderabad - 500 016 which is under construction. The building is being constructed as per the sanction obtained vide permit No. 154/68 of 2001. The total area of the building is approximately 78,000 sq.ft. consisting of ground + 4 floors along with 2 basements for parking.

Contd..2

* కిక్కిరియిన. జ. స. కిక్కిరియిన. (Gijarathi sig.)

AND WHEREAS the **PRINCIPAL** is not in a position to attend and negotiate with various persons with regard to the management, letting out and other related matters with respect to above referred building "Greens Towers" and therefore appoints the **ATTORNEY** herein.

NOW THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

By this **Power of Attorney** the above named **PRINCIPAL** Smt. Kokilaben J. Kadakia hereby appoint, nominate and constitute Shri Pramod Modi, S/o. Late Shri Manilal Modi, aged 63 years, resident of 1-8-165, P.G. Road, Secunderabad as her lawful **ATTORNEY** to do and execute or cause to be done or executed, all acts, deeds and things, as are necessary relating to the lease of various portions in the building known as Greens Towers situated at 1-10-176, Begumpet, Hyderabad - 500 016 and other related matters including the following namely:

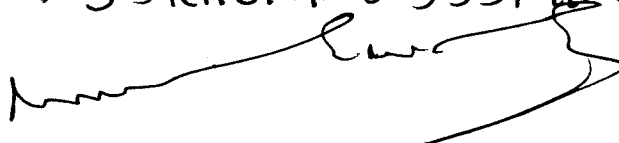
1. To send quotes, respond to any enquiry or advertisement, send offers etc., for the purposes of leasing out various portions of Greens Towers.
2. To negotiate, deal, finalise and enter into agreements / arrangements with person(s) with regard to the provision of various amenities and facilities such as furniture & fixtures, generators, air conditioners, other equipments etc., at Greens Towers.
3. To collect and recover rents, amenities and maintenance charges etc., from the tenants and occupants of Greens Towers from time to time. The **ATTORNEY** shall be authorised to issue receipts for and on behalf of the **PRINCIPAL** for such collections / recoveries made.
4. To appear, institute new proceedings, represent and defend the **PRINCIPAL** in all Courts, Tribunals, authorities constituted under law or otherwise in all matters pertaining to the above said Greens Towers.
5. To enter into lease, license, amenities, service, maintenance and other such agreements and to register or cause to be register the same with the appropriate authorities. *EXCEPT SALE DEEDS.*
6. To make applications and to approach concerned government departments / authorities, companies, agencies etc., seeking provision of various amenities and utilities to Greens Towers including making of applications for obtaining sanctions for any additions or alterations to the Greens Towers.
To sign and verify all pleadings, applications, petitions, complaints, statements, written statements, affidavits, execute deeds and documents etc., for settling all the disputes and claims in respect of or against the above said property including eviction of tenants and occupants of Greens Towers, BUT not to convey, or transfer rights, title and interest of the **PRINCIPAL** in or to the above said property.
8. To do all such things, deeds and acts that ~~may be necessary to complete the construction of the building including appointing labour, purchasing material and equipment, enter into service contracts, appointment of various service agencies like security, electrician, plumber and other maintenance agencies and to enter into hire purchase / lease agreements with material / equipment suppliers.~~

કોકિલાબેન. જી. કડકીયા.
(Sigr. in Gujarati)

કોકિલાબેન. જી. કડકીયા.
(Sigr. in Gujarati)

કોકિલાબેન. જી. કડકીયા.

Contd..3

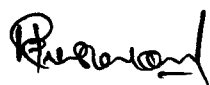
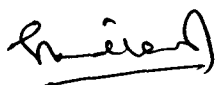
કોકિલાબેન. જી. કડકીયા (Gujarati Signature)


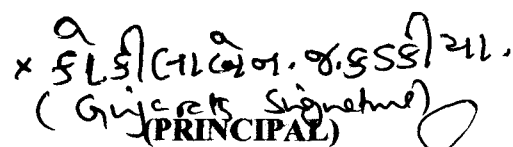
9. To negotiate with banks and financial institutions for taking advances and making deposits with them and to avail credit facilities for the purposes of various works for completion of Greens Towers. The **ATTORNEY** shall be authorised to sign any documents or deeds that may be necessary for these purposes.
10. To appoint or engage services of Advocate(s), Architect(s) , Engineer(s), Chartered Accountant(s) as and when necessary.
11. Generally to do all acts, deeds, and things as are necessary for effectual carrying out the purposes aforementioned.

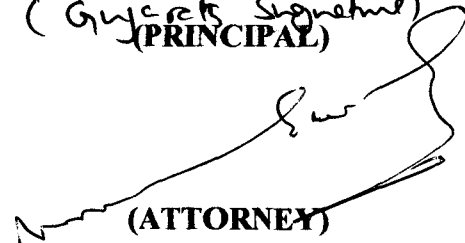
The **PRINCIPAL** hereby agree and ratify that all acts, deeds and things lawfully done or executed or caused to be done or executed by **ATTORNEY** in pursuance hereof and shall deemed to have been done by her personally and shall be binding on her.

IN WITNESS WHEREOF the above named **PRINCIPAL** and **ATTORNEY** have set their hands unto this **Power of Attorney** and signed their names on the day, month and year above written.

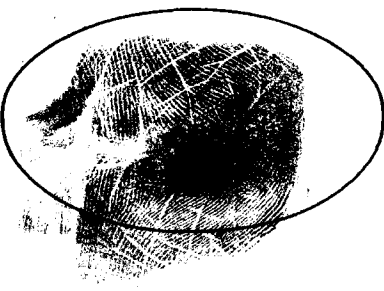

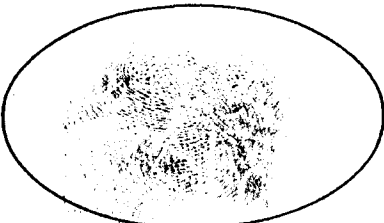

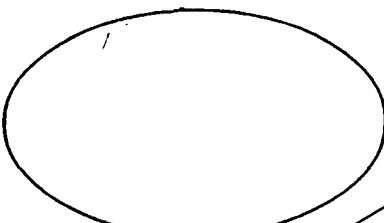
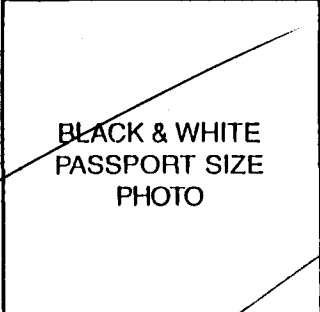
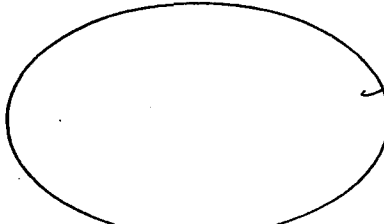
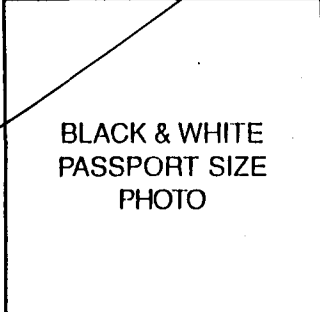
WITNESSES:

1. 
(*Prabha Reddy*)
2. 
(*Sridhar*)

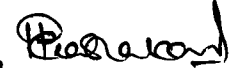
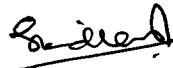

(*Gujarati Signature*)
(PRINCIPAL)

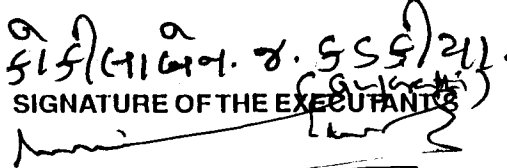

(ATTORNEY)

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

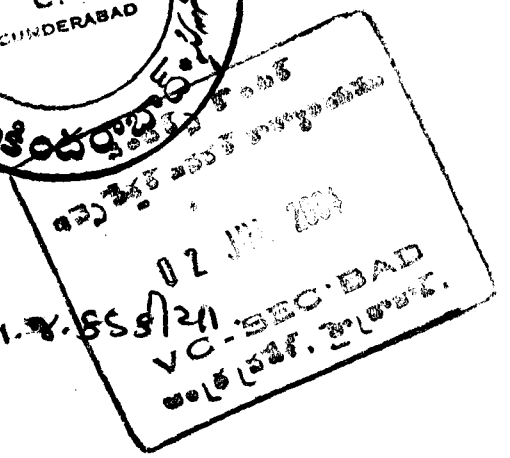
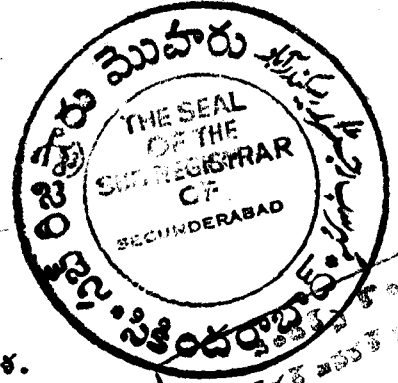
Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>Mrs. Kokilaben. J. Kadakia</u> <u>N/o. Jayantilal M. Kadakia</u> <u>H-No: 1-10-76, Begumpet</u> <u>HYDERABAD - 500 016.</u>
			<u>Mr. PRAMOD MODI</u> <u>s/o. Late Manilal Modi</u> <u>H-No: 1-8-165, P.G. Road,</u> <u>Secunderabad.</u>
			
			

SIGNATURE OF WITNESSES

- 
(K. Prabhakar Reddy)
- 


 SIGNATURE OF THE EXECUTANTS

దస్తావేజు నంబర్ 121/2004
 వ వృత్తము IV 1926 కా. శ. నం
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 4
 ఈ కాగితము వరుస సంఖ్య 1



~~సబ్ రిజిస్ట్రార్~~

2004వ సంవత్సరము... నెం... 29... తేది 1926 కా.శ.
 శ్రీ... మాసం... 7... తేది... మరయు... 4...
 కంబల మధ్య సికింద్రాబాద్ సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ... కె.వి. కదాలె... రిజిస్ట్రేషన్ పత్రము. 1988 లోని
 సెక్షన్ 33 ప్రకారం రిజిస్ట్రేషన్ పత్రమును క్రొకటిగా చేసి
 పేరిముద్రలతో సహా దాఖలుచేసి ఈముద్ర...
 చెలానుద్వారా వెల్లిందినారు. క్రొకటిగా చేసి కె.వి. కదాలె.
 వ్రాసియున్నట్లు ఒప్పుకొన్నట్లు
 ఎడమచేతివ్రేలు



NAME Kakulaben J. Kadale
 OCC Housewife R/O 1-10-176 Begumpet, Sec

ఎడమచేతి వ్రేలు



NAME Kannuchandrasastry
 OCC Business R/O 5/0. Anand Ch. Nook

వికాసింపనడి

1) Kararav NAME K. Prabhakar Reddy S/O. Padma Reddy
 OCC Service R/O 5-4-187/1 & 4 M. G. Road
 Sec'bad.

2) Kireddy NAME Sridhar
 OCC Service R/O 2-3-64/10/24 Anand Ch. Nook

2004వ సం. ~~సబ్ రిజిస్ట్రార్~~ వ తేది ~~సబ్ రిజిస్ట్రార్~~
 1926వ కా. శ. ~~సబ్ రిజిస్ట్రార్~~ మాసం 7 వ తేది

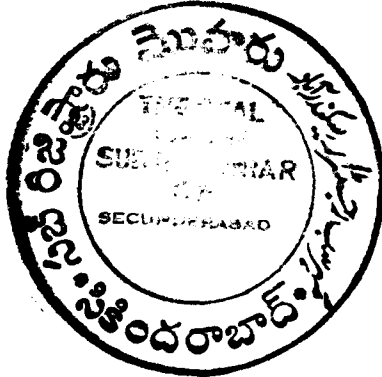
దస్తావేజు సంఖ్య 121/2004
వ పుస్తకము IV 1926 కా. శ. నం.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 4
ఈ కాగితము వరుస సంఖ్య 2

~~సబ్ రిజిస్ట్రార్~~

CERTIFICATE OF REGISTRATION

Registered as Document No: 121
of 2004 (1926 SE)
of Book - IV and assigned the
Identification Number 1606 IV-121-2004
for Scanning.

Date: 29/7/2004 Registering Officer



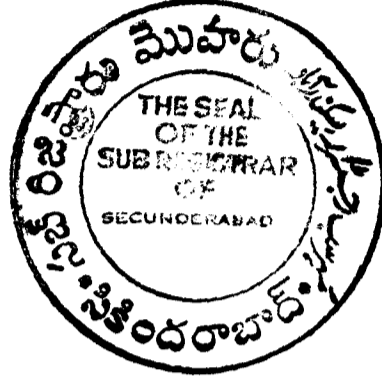
సస్తావేజు సంఖ్య 121/2004

వ పుస్తకము 1 1926 కా. శ. నం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 4

ఈ కాగితము వరుస సంఖ్య 3

~~పబ్లికేషన్~~



విస్తావేజు సంఖ్య 121/2004
న వు స్తకము IV 1926 కా. క. నం.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 4
ఈ కాగితము వరుస సంఖ్య 4

~~మం. రిజిస్ట్రార్~~

