



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. Leela
07AA 981298

A. No. 2116 Date 11/10/05 Rs. 100
 Sold to Soham Modi
 S/o Satish Modi
 For Whom Self

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LEELA G. MA...
 STAMP...
 L. No: 13/9... 2003
 5-4-76/A...
 SECUNDER... 003

SPECIFIC POWER OF ATTORNEY

This Specific Power of Attorney is made and executed at Hyderabad on this 21st day of October 2005 by:

1. **SYED MEHDI**, S/o. Mr. Syed Mohammed, aged about 47 years, R/o. H. No. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020,
2. **RAZIA BANO**, W/o. Syed Mehdi, aged about 37 years, R/o. H. No. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020, (hereinafter collectively referred to as PRINCIPAL).

WHERE AS the Principal is the Owners of a office premises admeasuring 1,500 S. ft on the second floor in the Building Soham Mansion bearing M.C.H No. 5-4-187/3 & 4/6, situated at M. G. Road, Ranigunj, Secunderabad – 500 003. These premises hereinafter referred to “Scheduled Premises”.

For the management administration of the above said Scheduled Premises the Principal have considered it prudent to appoint a fit and proper person to be their AGENT.

KNOW ALL MEN BY THESE PRESENTS THAT, we hereby nominate, constitute and appoint **Shri. SOHAM MODI** S/o. Shri Satish Modi aged 36 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 as our true and lawful AGENT and in our name and on our behalf do hereby empower him to do or execute any of the following acts, deeds and things that is to say:

Syed Mehdi

Razia Banu

S. Modi

S. Modi.

- a) To advertise, negotiate and finalize the lease and to sign the lease agreements of the Scheduled Premises with prospective tenants on such terms and conditions, as the AGENT deem fit and proper.
- b) To negotiate and finalize the renewal of the lease with the existing tenants on such terms and conditions, as the AGENT deem fit and proper.
- c) To upkeep the Scheduled Premises in good condition if required to make additions, alterations and improvements to the Scheduled Premises.
- 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) To collect rents, maintenance charges and rent deposits from the tenants and to issue appropriate receipts for the same.
- f) To initiate legal action against any person(s) to protect the interest/rights of the PRINCIPAL.
- g) To represent the PRINCIPAL before Municipal Corporation of Hyderabad and other Municipalities in and around Hyderabad, electricity department (A. P. Transco), water and sewerage board (HMWS&SB and other Govt. authorities/departments in connection with property tax assessment, water connections, electricity connections, drainage connections etc.
- h) To do all such other acts and deeds that are generally required for an efficient management of the property.

The PRINCIPAL hereby agrees to ratify, abide by and confirm all acts lawfully perform by the AGENT in pursuance of this Specific Power of Attorney.

IN WITNESS whereof the PRINCIPAL has signed these presents on the date and at the place mentioned herein above in the presence of following witnesses.

WITNESSES

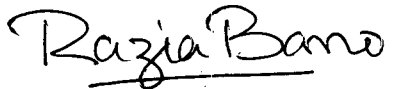
1.

2.

PRINCIPAL

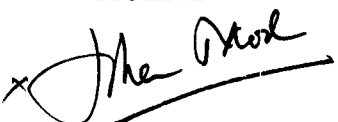
x 

1. Syed Mehdi

x 

2. Razia Bano

AGENT

x 
(Soham Modi)