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00AA 182951

S. No. 73

Sold to

S/o.

For

2/3/2004  
 100=00  
 Syed Mehdi and Razia Bano  
 Syed Mohammed  
 Self

LEELA G. KUMMALGI  
 STAMP  
 L. No. 13/1/2004  
 5-4-78/A  
 SECUNDERABAD - 500 003

**SPECIFIC POWER OF ATTORNEY**

This Specific Power of Attorney is made and executed at Hyderabad on this 2<sup>nd</sup> day of March 2004 by

1. **SYED MEHDI**, S/o. Mr. Syed Mohammed, aged about 46 years, R/o. H. No. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020,
2. **RAZIA BANO**, W/o. Mr. Syed Mehdi, aged about 36 years R/o. H. No. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020, (herein after collectively referred to as PRINCIPAL).

**IN FAVOUR OF**

**MODI PROPERTIES & INVESTMENTS PVT. LTD.**, a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Managing Director Sri. Soham Modi, S/o. Sri Satish Modi (herein after referred to as AGENT).

Under Property Management Agreement dated 2<sup>nd</sup> Mach 2004, the PRINCIPAL has given Property Management Services to the AGENT in respect of two bungalows admeasuring about 2,500 Sq. ft each known as **FURQAN VILLA & KAMRAM VILLA** constructed on land area of about 466 sq. yards bearing plot Nos. 140 &141 in the Ravi Co-operative Housing Ltd, in Survey No.74/3 situated at Marredpally Village, Secunderabad Cantonment Limits, Hyderabad District. These buildings are hereinafter referred to "Scheduled Premises."

*[Handwritten signature]*

Razia Bano

Soham Modi

The AGENT under above referred agreement is authorized to do various acts and deeds and to enable the AGENT to perform its obligations the PRINCIPAL as agreed to execute a Specific Power of Attorney in favour of the AGENT.


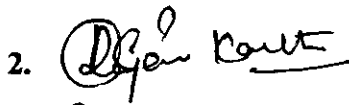
KNOW ALL MEN BY THESE PRESENTS THAT THE PRINCIPAL doth hereby appoint, nominate and constitute the AGENT aforementioned as his attorney to do all or any of the following acts on behalf of the PRINCIPAL in respect of the Scheduled Premises.

- (a) To advertise, make brochures, negotiate and finalize the lease 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 maintain and upkeep the Scheduled Premises in good condition and if required to make additions, alterations and improvements to the buildings.
- (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 operate Bank Account opened by the PRINCIPAL for the purposes of the maintenance of the Scheduled Premises
- (i) 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.   
(G. KUMAR ARORA)
2.   
(RAJANI KANTHI)

**PRINCIPAL**

- 
1. Syed Mehdi
  2. Razia Bano

**AGENT**

**Modi Properties & Investments Pvt Ltd**



(Soham Modi)  
(Managing Director)