



CANCELLED
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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 Date 02-06-2011 Serial No: 1,684 Denomination: 100 AG 872948

Purchased By :
 K. PRABHAKAR REDDY
 S/O. K. M. REDDY
 R/O. HYD

V. Sultana
 Sub Registrar
 Ex. Officio Stamp Vendor
 S.R.O. SECUNDERABAD

For Whom :
 NIRMALABEN KANTILAL DESAI CHARITABLE
 TRUST
 SEC-BAD

GENERAL POWER OF ATTORNEY

This GENERAL POWER OF ATTORNEY is made and executed at Secunderabad on this the 2nd day of June 2011 by:

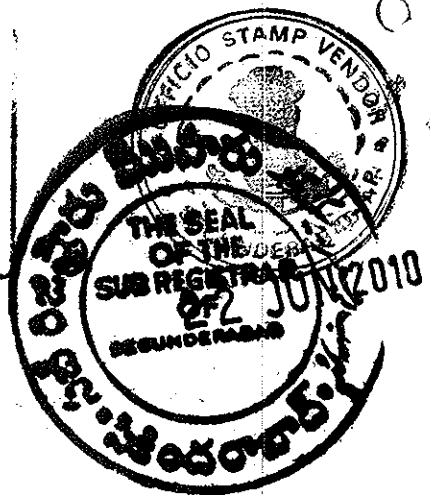
Nirmalaben Kantilal Desai Charitable Trust, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad – 500 003, represented by its Managing Trustee Mr. Mahesh. K. Desai, S/o. Shri. Kantilal B. Desai, aged 67 years, Occupation: Business, resident of 1-11-222-3/1, Gurumurthy Lane, Begumpet, Hyderabad – 500 016 hereinafter called the PRINCIPAL (which expression shall mean and include whenever the context may so require his successor-in-interest).

IN FAVOUR OF

M/s. 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 – 500 003 and represented by its Managing Director Sri. Soham Modi, S/o. Sri Satish Modi aged 42 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (hereinafter referred to as AGENT).

For NIRMALABEN KANTILAL DESAI
 CHARITABLE TRUST
Mahesh Desai
 TRUSTEE

4 వ పుస్తకము 45/IV/2011
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 4
 ఈ కాగితము వరుస సంఖ్య 1
 సబ్-రిజిస్ట్రారు



2011 సంవత్సరము జూన్ 02 వ తేదీ 1933 లా. క.
 ప్రతి పేజీకి రూ. 3 మరియు 4

వేరిఫై చేయబడిన పాస్ పోర్టుల కార్డులయములో
 1908 లోని చట్టము ప్రకారము
 వేరిఫై చేయబడిన పాస్ పోర్టుల ధర రూ. 100 = 00

జాబ్ నెంబర్: Mahesh Desai

పేరు తోటన ప్రేలు



Name: Mahesh K. Desai
 S/o. W/o. D/o. Kantilal K. Desai
 OCC: Business
 R/o: 4-3-41, 4th Street
 Gurmurthy Lane, Begumpet Hyderabad.
 Address proof of the party verified With: Pan card bearing No: A00 PK 5728 issued By: Pune Jay (authority).

పేరు రేడింగ్ కె

3 Prabhakar

Name: K. Prabhakar Reddy
 S/o. W/o. D/o. K. P. Reddy
 OCC: Service
 R/o: 2-264/10/14
 Amberpet, Hyderabad
 Address proof of the party verified With: Driving License bearing No: DLEAP 0119948209 issued By: RTA Hyd E-2 (authority).

3 Raj Kumar

Name: B. Raj Kumar
 S/o. W/o. D/o. Murund Reddy
 OCC: Service
 R/o: 9-11/2/1, Bollaram Sec'bad
 Address proof of the party verified With: Pan card bearing No: A 20 P/R 9833L issued By: Pune Jay (authority).

M.S. CHARAN

2011 వ సం. జూన్ 02 వ తేదీ సబ్-రిజిస్ట్రారు
 1933 లా. క. నం. ప్రతి పేజీకి రూ. 12 వ తేదీ

Under property management Agreement dated 1st August 2003, the **PRINCIPAL** has given the Property management services to the **AGENT** in respect of the premises admeasuring 3,000 S. ft of super built-up area bearing no. 5-4-187/3 & 4/4, on the first floor of the building known as 'Soham Mansion', M. G. Road, Secunderabad – 500 003. These premises are hereinafter referred to "**Scheduled Premises**".

The **AGENT** under 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 General Power of Attorney infavour 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 if the Scheduled Premises.

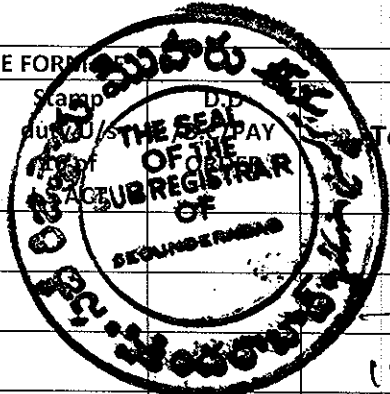
- a) To advertise, make brochures, negotiate and finalize the lease of the Scheduled Premises with prospective tenants on such terms and conditions, as the **AGENT** deem fit and proper.
- b) To negotiate and finalize the renewal of the lease with the existing tenants on such terms and conditions, as the **AGENT** deem fit and proper.
- c) To maintain and upkeep the Scheduled Premises in good condition, 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 do all such other acts and deeds that are generally required for an efficient management of the property.
- i) The **AGENT** is not authorize to alienate the said property.

FOR NIRMALABEN KANTILAL DESAI
CHARITABLE TRUST

T. J. K. Desai

వ పుస్తకము. 45/IV/2011
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 4
 ఈ కాగితము వరుస సంఖ్య 2
 పం. రిజిస్ట్రారు

Sl. No	Description of Fee / Duty	IN THE FORM				Total
		Stamp papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty	
1	STAMP DUTY	100	—			100
2	TRANSFER DUTY	—	—			—
3	REGISTRATION FEE	—	100			100
4	USER CHARGES	—	100			100
Total		100	200			300



Sub-Registrar
 Secunderabad

Rs

CERTIFICATE OF REGISTRATION


Registered as Document No. 45 of 2011

(1933.SC) of Book- IV and assigned

The identification Number 1606 IV-45-2011

For Scanning.

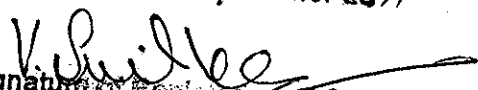
Date:- 02-6-2011


 Registering Officer
 Secunderabad (M.S.CHARAN)

CERTIFICATE

The document been scanned with the Identification

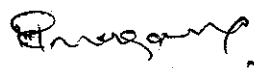
No-1606-IV-45 of 2011



 Signature of Registering Officer

The **PRINCIPAL** hereby agrees to ratify, abide by and confirm all acts lawfully performed by the **AGENT** in pursuance of this General 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. 
(K. P. Reddy)

2. 


For **NIRMALABEN KANTILAL DESAI**
CHARITABLE TRUST



PRINCIPAL TRUSTEE

Nirmalaben Kantilal Desai Charitable Trust
rep. by its Managing Trustee Mr. Mahesh. K. Desai

For **Modi Properties & Investments Pvt. Ltd.**


Managing Director

AGENT

Mr. Soham Modi, Managing Director of
Modi Properties & Investments Pvt. Ltd.

వ పుస్తకము..... 45/17/2011
 దస్తావేజాల మొత్తం క్రితముల సంఖ్య..... 4
 ఈ క్రితము వరుస సంఖ్య..... 3
 సబ్-రిజిస్ట్రారు

దస్తావేజాల మొత్తం క్రితముల సంఖ్య.....
 ఈ క్రితము వరుస సంఖ్య.....



సబ్-రిజిస్ట్రారు

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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PRINCIPAL:

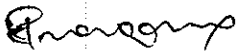
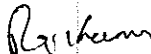
NIRMALABEN KANTILAL DESAI CHARITABLE TRUST HAVING ITS OFFICE AT 4-3-161, HILL STREET, RANIGUNJ, SECUNDERABAD - 500 003, REPRESENTED BY ITS MANAGING TRUSTEE MR. MAHESH K. DESAI
S/O. SHRI. KATILAL B. DESAI
R/O. 1-11-223-3/1
GURUMURTHY LANE
BEGUMPET
HYDERABAD - 500 016

AGENT:

M/s. MODI PROPERTIES & INVESTMENTS PVT LTD., HAVING ITS OFFICE AT 5-4-187/3 & 4 2ND FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003, REPRESENTED BY ITS MANAGING DIRECTOR
SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI

SIGNATURE OF WITNESSES:

NOTE:- THE IMAGES WERE NOT CAPTURED DUE TO SYSTEMS CAMERA PROBLEM

1. 
2. 

For NIRMALABEN KANTILAL DESAI CHARITABLE TRUST


SIGNATURE OF EXECUTANTS

వ పుస్తకము: 45 / IV / 2011
 దస్తావేజుల మొత్తం కౌగిత్తముల సంఖ్య: 4
 ఈ కౌగిత్తము వరుస సంఖ్య: 4
 సబ్-రిజిస్ట్రారు

