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BG 624204

K. GIRIBABU

LICENCED STAMP VENDOR

LIC.No.16-02-30/1998

REN.No.16-02-099/2013

Sub-Bapunagar, Amberpet, Hyd-13

Cell.No.9989259839

S.No. 11267 Dt. 30/9/13 Rs. 100/-

Sold to D. Sridhar to D. Prakash

For Whom Sridhar

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made and executed on this the 30th day of September, 2013 at Santa Clara, California, USA by :

Shri. D. Sridhar Son of Mr. D. Prakash, aged about 39 years, Occupation: Service, resident of H. No. 6-31, Gandhinagar, Siddipet, Medak District currently residing at # 3452, Glenprosen ct, Sanjose, California - CA -95148, USA hereinafter referred to as the Principal.

IN FAVOUR OF

Shri. A. Chennakesh, S/o. Late A. Vinod Kumar, aged about 31 years, Occupation: Business, R/o. Plot no. 6, Asbestos Colony, Karkhana, Secunderabad - 500 009 hereinafter referred as the Attorney.

The expressions Principal and Attorney shall mean and include unless it is repugnant to the context, their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees and the like.



[Handwritten signature]



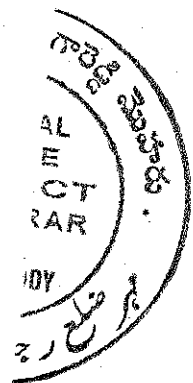
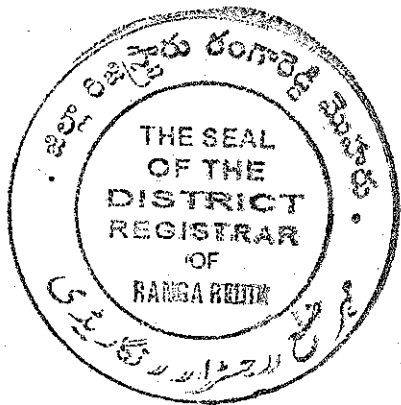
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Certificate No. 005/E/2014
Date 03/01/2014
Certified that this document is duly stamped

DISTRICT REGISTRAR

& C

Collector U/s 42 of I.S.A. Act
RANGA REDDY DIST.



WHEREAS:

- A. The Principal is residing at H. No. 6-31, Gandhinagar, Siddipet, Medak District currently residing at 131, Saratoga Avenue # 3104, Santa Clara, California – CA 95051.
- B. The Principal is the owner of land admeasuring Ac. 0-30 Gts., forming a part Sy. No. 49, situated at Yapral, Malkajgiri Mandal, R. R. District having purchased the same vide registered sale deed bearing document no.7061/2006 dated 27.12.2006 registered at SRO Vallabh Nagar, forming a part of a larger piece of land admeasuring about Ac. 5-30 Gts., in Sy. No. 49, situated at Yapral, Malkajgiri Mandal, R. R. District, jointly owned by Mr. M. Krishna, Mr. M. Ramgopal, Smt M. Renuka, Mr. L. Rajeshwar Rao, Mr. Santosh Rao, Mr. Chennakesh, Mr. Ritesh Kumar, Ms. L Soumika, Mr. Pavan Kumar & Smt. G. Damayati hereinafter referred to as the Said Land.
- C. The Principal is desirous of developing the Said Land, along with other co-owners and has identified M/s. Modi Properties & Investors Pvt. Ltd., a reputed builder, having license no. BL/1171/2008 to take up the development / construction of a residential complex on the Said Land.
- D. Whereas the Principal is not residing in Hyderabad and he is preoccupied with other works and as such is unable to look after / manage / develop the Said Land and is hereby appointing on his behalf the above said Attorney for the following purposes:
- i. To appoint a reputed architect and structural engineer to make the necessary architectural plans, structural designs, etc., that may be required for the purposes of obtaining building permit from statutory authorities for development of the Said Land.
 - ii. To negotiate/pay fees, award contracts for construction, purchase material, appoint man power and to do all such things that may be required to develop the Said Land into a residential complex as the Attorney may deem reasonable in his absolute discretion.
 - iii. To apply, execute, sign all such documents, forms, affidavits, undertakings, plans, mortgage deeds, etc., that may be required for obtaining electricity connections, water connections, drainage connections, building permissions from GHMC / HMDA and other such statutory authorities like fire department, airports authority of India, pollution control board, ministries, government departments, defense department, etc., and to make such necessary payments in the name of the Principal.
 - iv. To appear and act in all courts, civil, criminal revenue whether original or appellate and other offices of the State and Central Government and of Local Bodies in relation to the Said Land.
 - v. To sign and verify plaints, written statements, petitions of claim 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 in relation to the Said Land.

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- vi. Generally to act as the Attorney or Agent of the Principal in relation to the Said Land and to execute all such application, complaints, affidavits, undertakings, documents, etc., in relation to the Said Land as fully and effectually in all respects as the Principal himself would do if personally present.
 - vii. The Principal for himself, his heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney.
- E. Whereas the Attorney is not authorized to enter into or execute agreement of sale, joint development agreement, lease deed, sale deed, etc., that may alienate or create a charge of whatsoever nature on the Said Land, under the powers vested with the Attorney by this document.

SCHEDULE OF SAID LAND


All that part and parcel of agricultural land admeasuring about Ac. 0-30 Gts., of land forming a part of Sy. No. 49, situated at Yaprul, Malkajgiri Mandal, R. R. District under S. R. O. Vallabh Nagar and bounded by:

- North : Agricultural land in Sy. No. 49
- South : Agricultural land in Sy. No. 49
- East : Agricultural land in Sy. No. 49
- West : Agricultural land in Sy. No. 49

IN WITNESS WHEREOF the Parties hereto have set their hands to this Special Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:


WITNESSES:

1. 

 14-Oct-2013

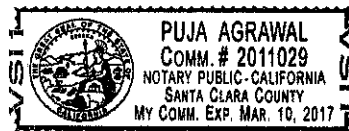
D. Sridhar
Principal

2. 


A. Chennakesh
Attorney

AGRAWAL
11029
CALIFORNIA
COUNTY
1. 10. 2017

State of California, County of Santa Clara
On 14th Oct '13 before me, Puja Agrawal
Notary Public, personally appeared Sridhar Dundiagalla
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.
WITNESS my hand and official seal. 14/3.



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SECRET
CONFIDENTIAL

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