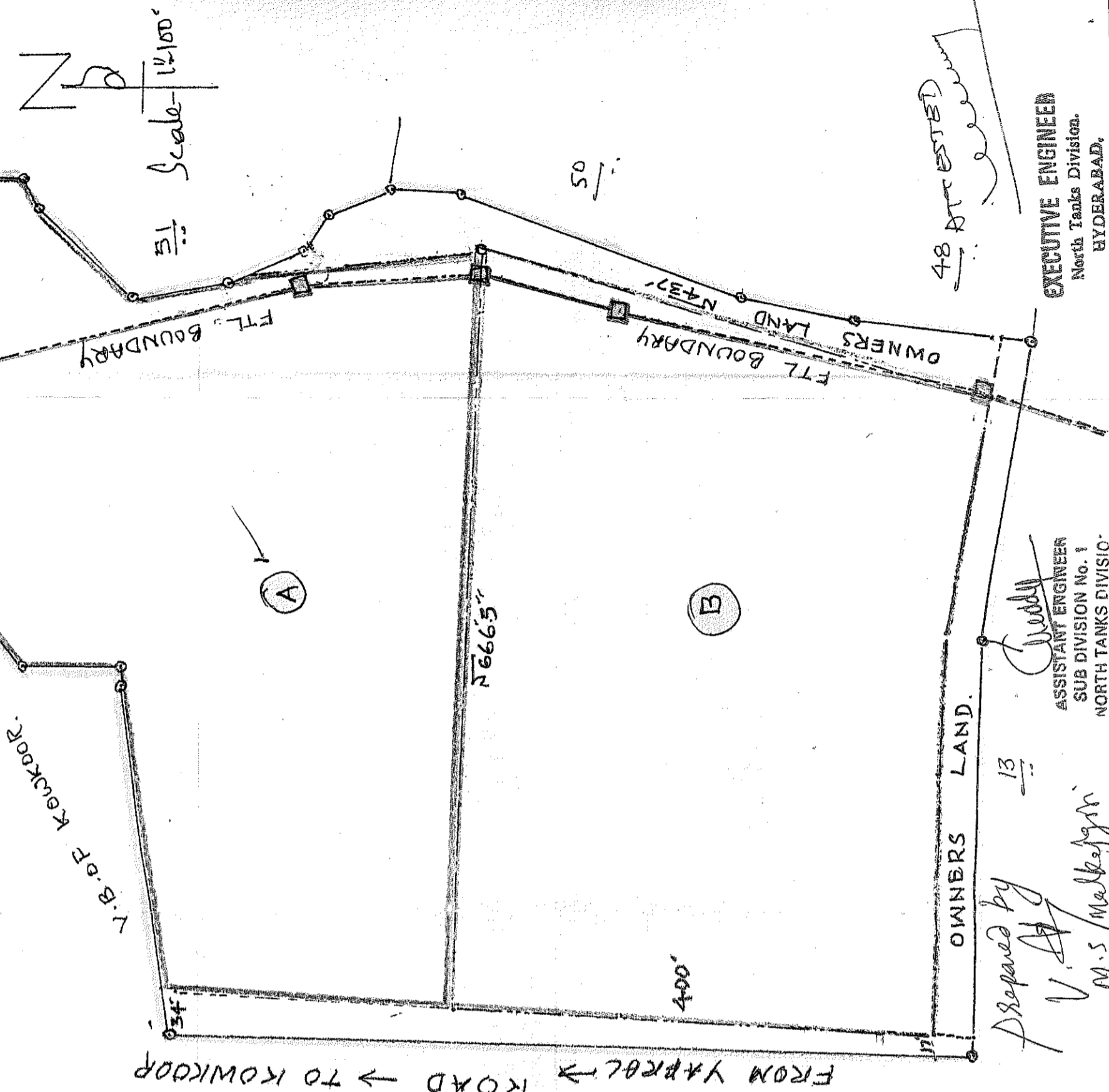


LOCATION SKETCH SHOWING THE SYNO 49 SITUATED AT
YAPRAL VILJGE MALKAJGIRI (M) R.R DIST.



FROM YAPRAL ROAD → TO KOWKOR

REFERENCE

PERTICULARS	SY NO	GOVT OR PATTA	EXTENT	EXTENT WITH IN	EXTENT TOTAL	MARK	Water Body
							F.T.L OF FTL
1	Boundary of Syno 49	Patta	1=02	11-29	12-31	□	
2	F.T.L. Pillars & Boundary	-	-	-	-	■	
3	Applicant area 'A'	49 Patta	0=24	4-19	5-03	■	
4	Applicant area 'B'	49 Patta	0=05	5-25	5-30	■	
5	Owner's land as effected in Road Extn. land	-	-	-	1-38		

Prepared by
V. A. P.
M. S. Malkejgir

ASSISTANT ENGINEER
SUB DIVISION No. 1
NORTH TANKS DIVISIO
SECUNDERABAD

EXECUTIVE ENGINEER
North Tanks Division.
HYDERABAD.

Scale - 1/4" = 100'

48 APPROVED

Dt. 05.12.2013

From,
L. Rajeshwar Rao & others,
5-4-187/3 &4, II Floor, Soham Mansion,
M. G. Road, Secunderabad – 500 003.

To,
The Commissioner,
Town Planning Section (H.O),
Greater Hyderabad Municipal Corporation,
Tank bund Road,
Hyderabad.
GHMC,

Sub.: Our reply to the objections raised by you.
Ref.: Your letter No. 76057/12/9/2013/HO/3439 dated 11.11.2013.

We have received the letter cited above and in response please note the following:

1. Provision of STP – STP has been provided along with plan. Inadvertently it has been labelled as septic tank. A separate plan with details of STP is enclosed herein.
2. Service details showing water supply, drainage, storm water as well as electrical lines have now been shown in the revised plan attached herein. Landscaping details have not been finalized and shall be submitted upon request after preliminary approval from the building committee.
3. A plan showing the exact location of the site along with road network is attached herein.
4. Requirement for peripheral road – the road on northern side of our site is a well developed HUDA layout (permit no. 17/MP2/Plg/H/2008) with 3 numbers 40 ft roads leading to our site. The western side of our site is a well developed 100 ft wide road. The eastern side of our site is a notified water body (Yapral lake) which is likely to be developed for recreation use by GHMC/Govt. These 3 sides do not require an approach road. The southern side of our land is abutting the 100 ft wide main road on the western and southern side, and the eastern side of the land is a notified water body. Therefore, the land on the southern side of our site does not require any approach road from our site. Accordingly, a peripheral road is not required and has not been provided.
5. Copy of the approved layout on the northern side of our site is enclosed herein.
6. The ventilation ducts have been marked in the revised plan enclosed herein.
7. The provisions for transformer and garbage have been moved out of the tot lot in the revised site plan enclosed herein.
8. 10% of the total parking area has been earmarked for visitors parking in the revised basement plan enclosed herein.

L. R. Rao

A. Chandra

9. The cellar floor area is about 16,837.40 sq mts and the built-up area provided for utility and services in the basement is just 1,270.77 sq mts which is less than 7.45% of the total cellar area.
10. The copy of NOC from the irrigation department is enclosed herein. Please note that the original NOC along with the original plan has been submitted to HMDA (erstwhile HUDA) along with the application for sanction of layout on the northern side of our site (file no. 1042/MP2/Plg/H/2005). The said layout was sanctioned after submitting the said NOC. You are requested to verify/obtain the said original from HMDA.
11. Details of setbacks between blocks have been clearly marked in the revised site plan.
12. Contour plan as requested is enclosed herein.
13. Our architect Mr. Nazir Aziz AN is a registered architect with the council of architecture. Copy of registration certificate is attached herein.
14. Copy of renewed builders license is enclosed herein.
15. A copy of NOC from defence authorities is enclosed herein.
16. Environment clearance from the concerned authority shall be provided after preliminary approval from the building committee.
17. The special power of attorney has been given by the co-owners of the land to Mr. L. Rajeshwar Rao & Mr. A. Chennakesh who are also the co-owners of the land. The special power of attorney has been given Mr. L. Rajeshwar Rao & Mr. A. Chennakesh primarily for the purpose of making an application for building construction. The special power attorney does not entitle the attorney holder to either encumber or alienate the land in any manner and therefore does not require registration. In this connection we have enclosed herewith a copy of Advocate's opinion.
18. Water Feasibility Report from HMWS & SB shall be provided after preliminary approval from the building committee.
19. Undertaking of NBC which required under G.O.Ms No.541 is enclosed herein.
20. Extracts of master plan and google plan are attached herein.
21. In the present case the landlords have appointed the builder as an agency to construct the building for and on behalf of the co-owners of the land at the cost of the landlords. The builder is only an agency for construction without any rights on the land or constructions made on the land. The construction contract shall be awarded to the builder only after receipt of sanction for construction. Without specifics of plans the construction contract cannot be awarded. The agreement of contract between the builder and the landowners shall be provided after preliminary approval from the building committee.

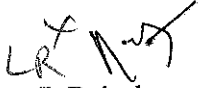
L.R. 15

A. Chennakesh

We request you to process our building permission proposals to building committee at the earliest.

Thanking you,

Yours faithfully,



(L Rajeshwar Rao & others)



- Encl: 1. S.T.P Plan
2. Service details plan
3. Location Plan
4. Copy of approved lay-out adjacent to our proposed site.
5. Revised Site Plan
6. Revised Basement Floor Plan
7. FTL Plan copy in colour xerox
8. Contour plan
9. Copy of certificate of registration of Mr. Abdul Nayeem Nasir
10. Copy of Builders' Licence duly renewed
11. Copy of defence NOC.
12. Copy of Advocate's opinion.
13. Undertaking of NBC as per G.O.Ms. No.541.
14. Google plan extract
15. HMDA Master Plan extract.

Council of Architecture

Certificate of Registration

This is to certify that the name of Shri/~~Shri~~

ABDUL NAYEEM NASIR

has been entered in the register and his/~~her~~ Registration No. is CA/ 90/12947

This certificate is valid from the thirtieth day of March, 1990 to the thirtyfirst day of December ~~199~~ 1991.

List of Additional Qualifications :

Given under the common Seal of the Council of Architecture,

this thirtieth day of March, 1990.

Jayaramana Jayaram
Secretary




Renewals

Year	Signature of Registrar
1992 to 1995	<i>Jayaramana Jayaram</i> 30.3.90
1996 to 2005 AD	<i>Sudha Kumari</i> 23/3/96 valid upto 31.12.96
valid upto 31.12.2008	<i>Vinod Kumar</i> 3.3.99
valid upto 31.12.2018	<i>Vinod Kumar</i> 23.3.08

Sudha Kumari
President



GREATER HYDERABAD MUNICIPAL CORPORATION
BUILDER / REAL ESTATE DEVELOPER / FIRM LICENCE

Reference No.	4004/TPS/HO/GHMC/06-13	 
License No.	BL/1171/2008	
Issued on Renewed on	28/10/2013	
Valid up to	16/10/2018	
Name of the Builder / Real Estate Developer/ Firm	M/s. MODI PROPERTIES AND INVESTMENTS PVT. LTD., Rep. by Sri Soham Modi	
Father's Name	Satish Modi	
Applicant's Address		
Door No. / Flat No.	# 5-4-187/3 & 4, II Floor, Soham Mansion,	
Road / Street	-	
Locality / Mandal	M.G Road,	
City	Secunderabad.	
District	Hyderabad.	
PIN	500 003	
Phone No.	Office	040-66335551
	Mobile	-
<p>The Licensee shall comply and adhere to the conditions, duties and responsibilities as prescribed in the "Regulations for Registration of Licenced Builder / Real Estate Developer / Firm of Greater Hyderabad Municipal Corporation, 2007".</p>		
<p style="text-align: right;"><i>[Signature]</i> Signature of Licensing Authority Addl. Chief City Planner Greater Hyderabad Municipal Corporation Hyderabad.</p>		
<p style="text-align: center;">Greater Hyderabad Municipal Corporation  Hyderabad. <i>[Signature]</i> 28/11/2013</p>		

Applicant Signature:

[Signature]

Date: [REDACTED]

HQ, [REDACTED] Area
Secunderabad-10

95/ER/SVY NO 49/M/Q3L

99
1
Apr 2006

The Vice Chairman
HUDA
Hyderabad

The District Collector
RR District
Hyderabad

ISSUE OF NO OBJECTION CERTIFICATE

Sir,

1. Please refer to HUDA letter No 1842/MP2/H/05 dt 02 Mar 2005 addressed to Mr K Mallesh and others Hyderabad.
2. Mr K Mallesh has applied for NOC during March 2005 for developing the agricultural land into residential plots in Revenue Survey No 49 Yapral Village, Malkajgiri Mandal, Ranga Reddy District.
3. The site has been visited by the undersigned. The land for which NOC was requested for is in between the defence land in Revenue Survey No 13 and 216 of Yapral Village. Moreover, the area has been jointly surveyed by the reps of ADSLR, MRO, DEO and local military authority and defence land has been demarcated in their presence correctly.
4. In view of the above, NOC for construction of 10' boundary wall along the defence land in Revenue Survey No 13 and 216 Yapral Village, Malkajgiri Mandal, RR District and developing the private land into residential plots is hereby accorded with certain stipulation for which a MOU has been executed by both the parties.

Yours faithfully,



(S S Nair)
Col
Col 'Q'
For Cdr

Copy to :-

HQ 1 EME Centre }
5 Engr Regt }

- A copy of MOU in this regard is fwd herewith for strict compliance.

Mr K Mallesh
H.No 7-113, JJ Nagar,
Yapral Village, Malkajgiri Mandal
R R District, Secunderabad - 87

C. BALAGOPAL
AMEERUNISA BEGUM
K. VIJAYA SARADHI
C.V. CHANDRA MOULI
P. VIKRAM KUMAR
ADVOCATES

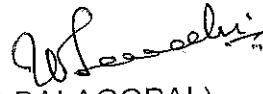


Door No. 10-2-278, Flat No. 103,
Suresh Harivillu Apartments,
Road No. 11, West Marredpally,
Secunderabad - 500 026.
Ph : 64570512,
Cell : 9441782451, 9246172988

Date:20.11.2013

TO WHOME SO EVER IT MAY CONCERN

A Special Power of Attorney which does not create any right title or interest in any immovable property is not compulsorily registrable as per Sec. 17 of Indian Registration Act. The same can be executed on an Rs.100/- Non Judicial Stamp paper and the same is perfectly valid.


&(C.BALAGOPAL)
ADVOCATE

15. Seal of registering officers:—The several Registrars and Sub-Registrars shall use a seal bearing the following inscription in English and in such other language as the State Government directs—"The seal of the Registrar (or of the Sub-Registrar) of.....".

16. Register-books and fire-proof boxes:— (1) ¹[The State Government shall provide for the office of every Registering Officer the books and also the information processing and storage devices like computer and scanners along with the software prescribed by the Inspector General, from time to time necessary for purpose of this Act.]

(2) The books so provided shall contain the forms from time to time prescribed by the Inspector-General with the sanction of the State Government, and the pages of such books shall be consecutively numbered in print, and the number of pages in each book shall be certified on the title page by the officer by whom such books are issued.

(3) The State Government shall supply the office of every Registrar with a fire-proof box, and shall in each district make suitable provision for the safe custody of the records connected with the registration of documents in such district.

²**16-A. Keeping of books in computer floppies, diskettes, etc.:**— (1) Notwithstanding anything contained in Section 16, the books provided under sub-section (1) of that section may also be kept in computer floppies or diskettes or in any other electronic form in the manner and subject to the safeguards as may be prescribed by the Inspector-General with the sanction of the State Government.

(2) Notwithstanding anything contained in this Act or in any other law for the time being in force, a copy or extracts from the books kept under sub-section (1) given by the registering officer under his hand and seal shall be deemed to be a copy given under Section 57 for the purposes of sub-section (5) of that section."

PART - III

Of Registerable Documents

17. Documents of which registration is compulsory:— (1) The following documents shall be registered, if the property to which they relate is situate in a district in which and if they have been executed on or after the date on which, Act No. XVI of 1864, or the Indian Registration Act, 1866, or the Indian Registration Act, 1871, or the Indian Registration Act, 1877, or this Act came or comes into force, namely:—

- (a) instruments of gift of immovable property;
- (b) other non-testamentary instruments which purport or operate to create, declare, assign, limit or extinguish, whether in present or in future, any right, title or interest, whether vested or contingent, of the value of one hundred rupees and upwards, to or in immovable property ;
- (c) non-testamentary instruments which acknowledge the receipt or payment of any consideration on account of the creation, declaration, assignment, limitation or extinction of any such right, title or interest ; and
- ³[(d) leases of immovable property;]
- ⁴[(e) non testamentary instruments transferring or assigning any decree or order of a court or any award when such decree or order or award purports or operates to create, declare, assign, limit or extinguish, whether in present or

1. Subs. by A.P. Act 16 of 1999 (w.e.f. 31-12-1999).

2. New Section 16-A Ins. by Act 48 of 2001 (w.e.f. 24-9-2001).

3. Subs. by A.P. Act No. 4 of 1999 (w.e.f. 1-4-1999).

4. Ins. by the Transfer of Property (Amend.) Supplementary Act, 1929 (21 of 1929), S. 10.

in future, any right, title or interest, whether vested or contingent of the value of one hundred rupees and upwards, to or in immovable property:]

- “(f) any decree or order or award or a copy thereof passed by a civil Court, on consent of the defendants or on circumstantial evidence but not on the basis of any instrument which is admissible in evidence under Section 35 of the Indian Stamp Act, 1899, such as registered title deed produced by the plaintiff, where such decree or order or award purports or operate to create, declare, assign, limit, extinguish whether in present or in future any right, title or interest whether vested or contingent of the value of one hundred rupees and upwards to or in immovable property: and
- (g) agreement of sale of immovable property of the value of one hundred rupees and upwards:]

Provided that the State Government may, by order published in the Official Gazette, exempt from the operation of this sub-section any leases executed in any district, or part of a district, the terms granted by which do not exceed five years and the annual rents reserved by which do not exceed fifty rupees.

“(1A) The documents containing contracts to transfer for consideration, any immovable property for the purpose of Section 53-A of the Transfer of Property Act, 1882 (4 of 1882) shall be registered if they have been executed on or after the commencement of the Registration and Other Related Laws (Amendment) Act, 2001 and if such documents are not registered on or after such commencement, then, they shall have no effect for the purposes of the said Section 53-A:]

(2) Nothing in clauses (b) and (c) of sub-section (1) applies to—

- (i) any composition deed ; or
- (ii) any instrument relating to shares in a Joint Stock Company, notwithstanding that the assets of such Company consist in whole or in part of immovable property ; or
- (iii) any debenture issued by any such Company and not creating, declaring, assigning, limiting, or extinguishing any right, title or interest, to or in immovable property except in so far as it entitles the holder to the security afforded by a registered instrument whereby the company has mortgaged, conveyed or otherwise transferred the whole or part of its immovable property or any interest therein to trustees upon trust for the benefit of the holders of such debentures ; or
- (iv) any endorsement upon or transfer of any debenture issued by any such Company ; or
- (v) ³[any document other than the documents specified in sub-section (1-A)] not in itself creating, declaring, assigning, limiting or extinguishing any right, title or interest of the value of one hundred rupees and upwards to or in immovable property, but merely creating a right to obtain another document which will, when executed, create, declare, assign, limit or extinguish any such right, title or interest ; or
- (vi) ⁴[any decree or order of a Court, not being a decree or order or award falling under Clause (f) or sub-section (1)], ⁵[except a decree or order expressed to be

1. Inserted by A.P. Act No. 4 of 1999 (w.e.f. 1-4-1999).

2. Sub-section (1-A) subs. by Act No. 48 of 2001 (w.e.f. 24-9-2001).

3. Subs. for “any document by Act No. 48 of 2001 (w.e.f. 24-9-2001).

4. Subs. by A.P. Act 4 of 1999 (w.e.f. 1-4-1999).

5. Subs. for “and any award” by A.O. 1937.

- made on a compromise and comprising immovable property other than that which is the subject matter of the suit or proceeding]; or
- (vii) any grant of immovable property by the Government; or
 - (viii) any instrument of partition made by a Revenue-officer; or
 - (ix) any order granting a loan or instrument of collateral security granted under the Land Improvement Loans Act, 1871, or the Land Improvement Loans Act, 1883 ; or
 - (x) any order granting a loan under the Agriculturists' Loans Act, 1884, or instrument for securing the repayment of a loan made under that Act ; or
 - (xa) any order made under the Charitable Endowments Act, 1890 (VI of 1890) vesting any property in a Treasurer of Charitable Endowments or divesting any such Treasurer of any property ; or
 - (xi) any endorsement on a mortgaged deed acknowledging the payment of the whole or any part of the mortgage money, and any other receipt for payment of money due under a mortgage when the receipt does not purport to extinguish the mortgage ; or
 - (xii) any certificate of sale granted to the purchaser of any property sold by public auction by a Civil or Revenue officer.

[* * *]

- (3) Authorities to adopt a son, executed after the first day of January, 1872, and not conferred by a will, shall also be registered.

CASE LAW

Scope:— Sections 17 and 49 - Provisions of S.17 of the Registration Act must be strictly construed and unless the document is brought within the ambit of the section itself, non registration can be no bar of its being admitted in evidence. *Smt. Hamida vs. Smt. Humer, 1993 (2) CCC 270 (All. H.C.)*.

Effect of Registration: Sec. 17 - Registration of a document does not confer any better title on purchasers than what the seller possesses in the property transferred. *Tirumala Venkata Reddaiah Chowdary v. Potla Krishna Prasad 2009 (3) ALT 18*.

Refusal to register documents: Section 17 : Refusal to register documents - Ground taken. Non-production of VA3 Adangals and NOC from MRO in the absence of pattadar pass book based on instructions issued by Joint Collector and reiterated by RDO - Justification. Held: Such a requirement by Registering Authority not available as Government issued instructions subsequently exempting from production of pattadar pass books/title deeds at the time of registration for a period of one year which were in operation at the relevant time. Refusal to register documents on the alleged ground - Unjustified. *Dr. Yadla Ramesh Naidu v. Sub-Registrar, Sabbavaram, Visakhapatnam 2009 (1) ALT 256*.

Conferring of title : Section 17 : Registration of sale deed - Conferring of title - Mere registration of a document by Registering Authority under the Act does not confer any title. No person can transfer better title than that he possesses. Registration of a document merely records sale transaction between parties. *Dr. Yadla Ramesh Naidu v. Sub-Registrar, Sabbavaram, Visakhapatnam 2009 (1) ALT 256*.

Refusal to register on objection by third party: Section 17 : Registration of sale deeds Refusal by Registering Authority on objection taken by third parties. Justification of insistence on production of VA3 Adangals and No Objection Certificate from MRO - Legality. Such insistence made on objection taken by unofficial respondents. Complaints made by third parties that multiple sales being made in respect of same land. Registering Officers

1. Explanation omitted by A.P. Act 4 of 1999 (w.e.f. 1-4-1999).



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

M. Jyothi
BC 842905

Sl. No.: 2076, Date: 27/11/2013, Rs:100/-
Sold to: G. DAMAYANTHI W/o: SHRI VAMAN
For Whom: SELF, R/o. KARIMNAGAR DIST.

M. JYOTHILAXMI
Licenced Stamp Vendor
S.V.L.No.59/95, R.L.No.16-06-004 of 20
Shop No.1, H.No.1-1-149, 62/A
Garden Lodge Building,
St. Mary's Road, SECUNDERABAD-A.
Phone.No.9246840239

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made and executed at Hyderabad on this the 28th day of November 2013 by:

Smt. G. Damayanthi, W/o. Shri Vaman, aged about 54 years, Occupation: House wife, R/o. H. No. 1-4-242, Jawahar Road, Jagityal, Karimnagar District, A.P. 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.

WHEREAS:

- The Principal is residing at H. No. 1-4-242/1, Jawahar Road, Jagityal, Karimnagar District.
- The Principal is the owner of land admeasuring Ac. 0-10 Gts., forming a part of Sy. No. 49, situated at Yapral, Malkazgiri Mandal, R. R. District having received the same vide registered gift settlement deed bearing document no. 1369/2009 dated 24.06.2009 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, Malkazgiri Mandal, R. R. District, jointly owned by Mr. M. Krishna, Mr. M. Ramgopal & Smt M. Renuka, Mr. L. Rajeshwar Rao, Mr. D. Sridhar, Mr. Chennakesh, Mr. Ritesh Kumar, Ms. L Soumika, Mr. Pavan Kumar & Mr Santosh Rao hereinafter referred to as the Said Land.

G. Damayanthi

G. Damayanthi

A. Chennakesh

- 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 plans, 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, in the Registration 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.
 - vi.) Generally to act as the Attorney or Agent of the Principal in relation to the Said Land and to execute all such application, plaints, 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 agreed 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.

G. Damayanti
G. Damayanti

A. Choudhary
A. Choudhary

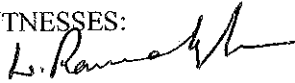
SCHEDULE OF SAID LAND

All that part and parcel of agricultural land admeasuring about Ac. 0-10 Gts., of land forming a part of Sy. No. 49, situated at Yapral, Malkajgiri Mandal, R. R. District under S. R. O. Vallabh Nagar and bounded by:

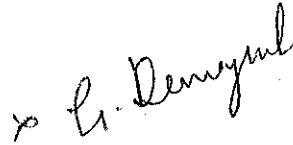
North	: Agricultural land in Sy. No. 49
South	: Agricultural land in Sy. No. 49
East	: Agricultural land in Sy. No. 49
West	: Agricultural land in Sy. No. 49

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. 

2. 



G. Damayanthi
Principal



A. Chennakesh
Attorney



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No : 2092, Date: 27/11/2013, Rs:100/-
Sold to: K.V.PAVAN KUMAR S/o: SANJEEV RAO
For Whom: SELF, R/o. HYD'BAD.

M. Jyothir
BC 842901
M. JYOTHILAXMI
Licenced Stamp Vendor
S.V.L.No.59/95, R.L.No.16-06-004 of 2
Shop No.1, H.No.1-1-149, 62/
Garden Lodge Building,
St. Mary's Road, SECUNDERABAD-1
Phone.No.9246849239

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made and executed at Hyderabad on this the 28th day of November 2013 by:

Shri. K.V. Pavan Kumar, S/o. K.S..Sanjeev Rao aged about 41 years, Occupation: Business, R/o. H. No. 11-1-329, Red Hills, Hyderabad hereinafter referred to as the Principal.

IN FAVOUR OF

Shri. L. Rajeshwar Rao, S/o. L. Ananada Rao aged about 48 years, Occupation: Business, R/o. 1-1-364/75, Jawahar Nagar, RTC X Roads, Hyderabad – 500 020 hereinafter referred as the Attorney.

WHEREAS:

- The Principal is residing at H. No. 11-1-329, Red Hills, Hyderabad.
- The Principal is the owner of land admeasuring Ac. 0-06 Gts., forming a part of Sy. No. 49, situated at Yapral, Malkajgiri Mandal, R. R. District having purchased the same vide registered Sale Deed No. 143/2008 dated 11th January 2008 and the same has been partitioned between L. Santosh Rao and K.V.Pavan Kumar vide partition deed bearing document no. 5042/08 dated 11th November 2008 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, collectively owned by Mr. M. Krishna, Mr. M. Ramgopal & Smt M. Renuka, Mr. L. Rajeshwar Rao, Mr. D. Sridhar, Mr. Chennakesh, Mr. Santosh Rao, Ms. L Soumika, Mr. Ritesh Kumar HUF Karta & Smt. G. Damayati hereinafter referred to as the Said Land.

K.V. Pavan Kumar

L. Rajeshwar Rao

- 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 plans, 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.
 - vi. Generally to act as the Attorney or Agent of the Principal in relation to the Said Land and to execute all such application, plaints, 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 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.

K.V. Panikar
K.V. Panikar

C. K. K. K.

SCHEDULE OF SAID LAND


All that part and parcel of agricultural land admeasuring about Ac. 0-06 Gts., of land forming a part of Sy. No. 49, situated at Yapral, 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

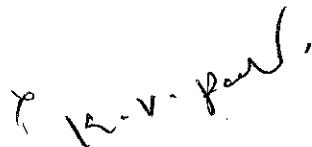
IN WITNESS WHEREOF the Parties hereto have set their hands to this Special Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

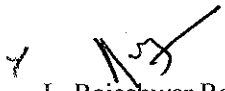
1.



2.



K. V. Pavan Kumar
Principal



L. Rajeshwar Rao
Attorney



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No : 2089 , Date: 27/11/2013, Rs:100/-
Sold to: L.SOWMIKA D/o: L.RAJESHWAR RAO
For Whom: SELF, R/o. HYD'BAD.

M. Jyothsna
BC 842898
M. JYOTHILAXMI
Licenced Stamp Vendor
S.V.L.No.59/95, R.L.No.16-06-004 of 20
Shop No.1, H.No.1-1-149, 62/A
Garden Lodge Building,
St. Mary's Road, SECUNDERABAD-A
Phone.No.0246840239

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made and executed at Hyderabad on this the 28th day of November 2013 by:

L. Sowmika D/o. Shri. L. Rajeshwar Rao aged about 25 years, Occupation: Student, R/o. H. No. 1-1-364/75, Jawahar Nagar, RTC X Roads, Hyderabad – 500 020 hereinafter referred to as the Principal.

IN FAVOUR OF

Shri. L. Rajeshwar Rao, S/o. L. Ananada Rao aged about 48 years, Occupation: Business, R/o. 1-1-364/75, Jawahar Nagar, RTC X Roads, Hyderabad – 500 020 hereinafter referred as the Attorney.

WHEREAS:

- A. The Principal is residing at H. No.. 1-1-364/75, Jawahar Nagar, RTC X Roads, Hyderabad – 500 020.
- B. The Principal is the owner of land admeasuring Ac. 0-12 Gts., forming a part of Sy. No. 49, situated at Yapral, Malkajgiri Mandal, R. R. District having purchased the same vide registered Sale Deed No. 2810/2013 dated 22nd April 2013 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. D. Sridhar, Mr. Chennakesh, Mr. Ritesh Kumar HUF Karta, L. Santosh Rao, Mr. Pavan Kumar & Smt. G. Damayati hereinafter referred to as the Said Land.

L. Sowmika

L. Rajeshwar Rao

- 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 plans, 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.
 - vi. Generally to act as the Attorney or Agent of the Principal in relation to the Said Land and to execute all such application, plaints, 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 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.

7
C
S. Sankar

10
L. Rajendra Rao

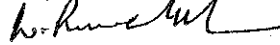
SCHEDULE OF THE SAID LAND

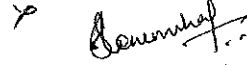
All that part and parcel of agricultural land admeasuring about Ac. 0-12 Gts., of land forming a part of Sy. No. 49, situated at Yapral, Malkajgiri Mandal, R. R. District under S. R. O. Vallabh Nagar and bounded by:

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:

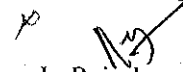
WITNESSES:

1. 



L. Sowmika
Principal

2. 



L. Rajeshwar Rao
Attorney



M. Jyothi
BC 842913

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

M. JYOTHILAXMI

Licenced Stamp Vendor

S.V.L.No.59/95, R.L.No.16-06-004 of :

Shop No.1, H.No.1-1-149, 62/

Garden Lodge Building,

St. Mary's Road, SECUNDERABAD-

Phone.No.9246840239

Sl. No: 2104, Date: 27/11/2013, Rs:100/-

Sold to: D. SRIDHAR S/o: D. PRAKASH

For Whom: SELF, R/o. MEDAK DIST.

SPECIAL POWER OF ATTORNEY

Known all men by these presents that I,

D. Sridhar Son of Shri. D. Prakash, aged about 39 years, Occupation: Service, resident of H. No. 6-31, Gandhinagar, Siddipet, Medak District and presently residing at # 3452, Glenprosen ct, Sanjose, California - CA -95148, USA

Hereby nominate, constitute, appoint and retain:

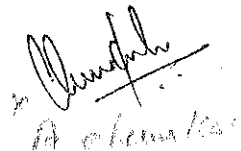
Shri. A. Chennakesh, S/o. Late A. Vinod Kumar, aged about 31 years, Occupation: Business, R/o. Plot no. 6, Asbestos Colony, Karkhana, Secunderabad - 500 009 (Hereinafter called the said Attorney) my true and lawful Attorney in my name and on my behalf to do the following act namely:

WHEREAS:

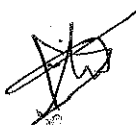
A. I am resident of H. No. 6-31, Gandhinagar, Siddipet, Medak District and presently residing at 131, Saratoga Avenue # 3104, Santa Clara, California - CA 95051.

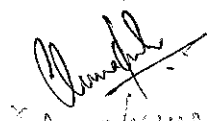
B. I am the owner of land admeasuring Ac. 0-30 Gts., forming a part Sy. No. 49, situated at Yapral, Malkajgiri Mandal, R. R. District having purchased the same vide registered sale deed bearing document no.7061/2006 dated 27.12.2006 registered at SRO Vallabh Nagar, forming a part of a larger piece of land admeasuring about Ac. 5-30 Gts., in Sy. No. 49, situated at Yapral, Malkajgiri Mandal, R. R. District, collectively 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. Damayanti hereinafter referred to as the Said Land.


D. Sridhar


A. Chennakesh

- C. I am 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 I am not residing in Hyderabad and is preoccupied with other works and as such I am unable to look after / manage / develop the Said Land and is hereby appointing on my 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 on my name.
 - 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.
 - vi. Generally to act as the Attorney or Agent of me in relation to the Said Land and to execute all such application, plaints, affidavits, undertakings, documents, etc., in relation to the Said Land as fully and effectually in all respects as I myself would do if personally present.
 - vii. I have agreed 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.


D. Srinivas


A. Chandra


SCHEDULE OF SAID LAND

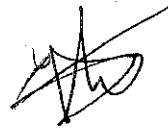
All that part and parcel of agricultural land admeasuring about Ac. 0-30 Gts., of land forming a part of Sy. No. 49, situated at Yapral, Malkazgiri Mandal, R. R. District under S. R. O. Vallabh Nagar and bounded by:

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. 



D. Sridhar
Executant

2. 



A. Chennakesh
Attorney



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

M. Jyothi
BC 842911

M. JYOTHILAXMI

Licenced Stamp Vendor

S.V.L.No.59/95, R.L.No.16-06-004 of 2

Shop No.1, H.No.1-1-149, 62/1

Garden Lodge Building,

St. Mary's Road, SECUNDERABAD-A

Phone.No.9246840239

Sl. No: 2102, Date: 27/11/2013, Rs:100/-
Sold to: M.KRISHNA S/o: M.RAMESHAM
For Whom: SELF, R/o: KARIMNAGAR DIST.

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made and executed at Hyderabad on this the 28th day of November 2013 by:

Sri. M. Krishna, S/o. M. Ramesham, aged about 51 years, Occupation: Business, R/o 1-4-181, Balaji Nagar, Jagityal, Karimnagar District, A.P 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.

WHEREAS:

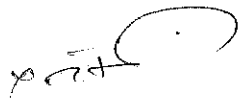
A. The Principal is residing at 1-4-181, Balaji Nagar, Jagityal, Karimnagar District.

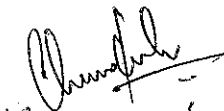
B. The Principal is the owner of land admeasuring Ac. 1-00 Gts., forming a part of Sy. No. 49, situated at Yapral, Malkajgiri Mandal, R. R. District having purchased the same vide registered sale deed bearing document no. 7058/2006 dated 27.12.2006 registered at SRO Vallab Nagar, forming a part of a larger piece of land admeasuring about Ac. 5-30 Gts., in Sy. No. 49, situated at Yapral, Malkajgiri Mandal, R. R. District, collectively owned by Mr. Ritesh Kumar, Mr. M. Ramgopal & Smt M. Renuka, Mr. L. Rajeshwar Rao, Mr. D. Sridhar, Mr. Chennakesh, Mr. Santosh Rao, Ms. L Soumika, Mr. Pavan Kumar & Smt. G. Damayati hereinafter referred to as the Said Land.

M. Krishna

A. Chennakesh

- 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 plans, 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.
 - vi.) Generally to act as the Attorney or Agent of the Principal in relation to the Said Land and to execute all such application, plaints, 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 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.


M. K. Reddy


A. Chandra

SCHEDULE OF SAID LAND

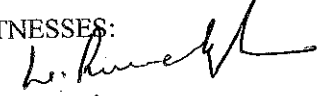
All that part and parcel of agricultural land admeasuring about Ac. 1-00 Gts., of land forming a part of Sy. No. 49, situated at Yapral, Malkajiri Mandal, R. R. District under S. R. O. Vallabh Nagar and bounded by:

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

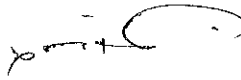
IN WITNESS WHEREOF the Parties hereto have set their hands to this Special Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

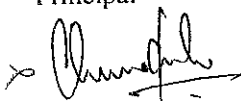
1.



2.



M. Krishna
Principal



A. Chennakesh
Attorney



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

M. Jyothi

BC 842906

M. JYOTHILAXMI

Licenced Stamp Vendor

S.V.L.No.59/95, R.L.No.16-06-004 of 201.

Shop No.1, H.No.1-1-149, 62/A.

Garden Lodge Building,

St. Mary's Road, SECUNDERABAD-A.P.

Phone.No.9246840239

Sl. No : 2017, Date: 27/11/2013, Rs:100/-

Sold to: RITESH KUMAR (HUF) KARTA S/o: DEENDAYAL

For Whom: SELF, R/o. HYD'BAD.

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made and executed at Hyderabad on this the 28th day of November 2013 by:

Shri. Ritesh Kumar (HUF) represented by its Karta Shri. Ritesh Kumar S/o. Deendayal, aged about 31 years, Occupation: Business, R/o. H. No. 5-9-22/92, Adarsh Nagar, Hyderabad-63 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. 60, Asbestos Colony, Karkhana, Secunderabad – 500 009 hereinafter referred as the Attorney.

WHEREAS:

- The Principal is residing at H. No. 5-9-22/92, Adarsh Nagar, Hyderabad – 500 063.
- The Principal is the owner of land admeasuring Ac. 0-10 Gts., forming a part of Sy. No. 49, situated at Yapral, Malkazgiri Mandal, R. R. District having purchased the same vide registered sale deed bearing document no. 7063/2006 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, Malkazgiri Mandal, R. R. District, collectively owned by Mr. M. Krishna, Mr. M. Ramgopal & Smt M. Renuka, Mr. L. Rajeshwar Rao, Mr. D. Sridhar, Mr. Chennakesh, Mr. L. Santosh Rao, Ms. L Soumika, Mr. Pavan Kumar & Smt. G. Damayati hereinafter referred to as the Said Land.

Kiteer
Ritesh Kumar

Achenakesh
Achenakesh

- 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 plans, 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.
 - vi. Generally to act as the Attorney or Agent of the Principal in relation to the Said Land and to execute all such application, plaints, 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 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.

[Handwritten Signature]
Ritesh K. S.

[Handwritten Signature]
A. Chandrababu Naidu

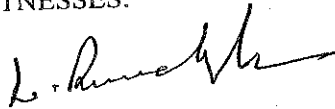
SCHEDULE OF SAID LAND

All that part and parcel of agricultural land admeasuring about Ac. 0-10 Gts., of land forming a part of Sy. No. 49, situated at Yapral, Malkazgiri 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. 

2. 



Ritesh Kumar
Principal


A. Chennakesh
Attorney



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

M. Jyothsna
BC 842896

M. JYOTHILAXMI

Licenced Stamp Vendor

S.V.L.No.59/95, R.L.No.16-06-004 of 2

Shop No.1, H.No.1-1-149, 62/1

Garden Lodge Building,

St. Mary's Road, SECUNDERABAD-A

Phone.No.9246840239

Sl. No : 2087, Date: 27/11/2013, Rs:100/-

Sold to: L.SANTOSH RAO S/o: L.RAJESHWAR RAO

For Whom: SELF, R/o. HYD'BAD.

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made and executed at Hyderabad on this the 28th day of November 2013 by:

Shri. L. Santosh Rao S/o. Shri. L. Rajeshwar Rao aged about 23 years, Occupation: Student, R/o. R/o. H. No. 1-1-364/75, Jawahar Nagar, RTC X Roads, Hyderabad – 500 020 hereinafter referred to as the Principal.

IN FAVOUR OF

Shri. L. Rajeshwar Rao, S/o. L. Ananada Rao aged about 48 years, Occupation: Business, R/o. 1-1-364/75, Jawahar Nagar, RTC X Roads, Hyderabad – 500 020 hereinafter referred as the Attorney.

WHEREAS:

A. The Principal is residing at H. No.. 1-1-364/75, Jawahar Nagar, RTC X Roads, Hyderabad – 500 020.

B. The Principal is the owner of land admeasuring Ac. 0-09 Gts., forming a part of Sy. No. 49, situated at Yaprall, Malkazgiri Mandal, R. R. District having purchased the same vide registered Sale Deed No. 143/2008 dated 11th January 2008 and the same has been partitioned between K. V. Pavan Kumar & L. Santosh Rao vide partition deed bearing document no. 5042/08 dated 11th November 2008 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 Yaprall, Malkazgiri Mandal, R. R. District, collectively owned by Mr. M. Krishna, Mr. M. Ramgopal & Smt M. Renuka, Mr. L. Rajeshwar Rao, Mr. D. Sridhar, Mr. Chennakesh, Mr. Ritesh Kumar HUF Karta, Ms. L Soumika, Mr. Pavan Kumar & Smt. G. Damayati hereinafter referred to as the Said Land.

L. Santosh Rao

L. Rajeshwar Rao

- 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 plans, 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.
 - vi. Generally to act as the Attorney or Agent of the Principal in relation to the Said Land and to execute all such application, plaints, 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 hereby 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.


C. Sankar Reddy


C. Rajanna Reddy


SCHEDULE OF SAID LAND

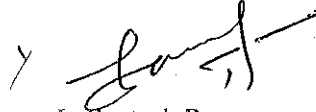
All that part and parcel of agricultural land admeasuring about Ac. 0-09 Gts., of land forming a part of Sy. No. 49, situated at Yaprak, Malkazgiri Mandal, R. R. District under S. R. O. Vallabh Nagar and bounded by:

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. 



L. Santosh Rao
Principal

2. 



L. Rajeshwar Rao
Attorney

21
/A
-A



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

M. Jyothu
BC 842909

Sl. No : 2150 , Date: 27/11/2013, Rs:100/-
Sold to: M.RAMGOPAL S/o: NALAKISHTAM
For Whom: SELF & OTHERS, R/o. KARIMNAGAR DIST.
SPECIAL POWER OF ATTORNEY

M. JYOTHILAXMI
Licenced Stamp Vendor
S.V.L.No.59/95, R.L.No.16-06-004 of :
Shop No.1, H.No.1-1-149, 62/
Garden Lodge Building,
St. Mary's Road, SECUNDERABAD-1
Phone.No.9246840239

This Special Power of Attorney is made and executed at Hyderabad on this the 28th day of November 2013 by:

1. Sri. M. Ramgopal, S/o. Nalakishtam, aged about 54 years, Occupation: Business, R/o. 1-4-190, Balaji Nagar, Jagityal, Karimnagar District.
2. Smt. Renuka, W/o. Mr. M. Ramgopal, aged about 46 years, Occupation: House wife, R/o. 1-4-190, Balaji Nagar, Jagityal, Karimnagar District hereinafter jointly 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. 60, Asbestos Colony, Karkhana, Secunderabad – 500 009 hereinafter referred as the Attorney.

WHEREAS:

- A. The Principal is residing at 1-4-190, Balaji Nagar, Jagityal, Karimnagar District.
- B. The Principal is the owner of land admeasuring Ac.1-00 Gts., forming a part of Sy. No. 49, situated at Yapral, Malkajgiri Mandal, R. R. District having purchased the same vide registered sale deed bearing document no. 7059/2006 dated 27.12.2006 registered at SRO Vallab 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, collectively owned by Mr. M. Krishna, Mr. Santosh Rao, Mr. L. Rajeshwar Rao, Mr. D. Sridhar, Mr. Chennakesh, Mr. Ritesh Kumar HUF Karta, Ms. L Soumika, Mr. K.V. Pavan Kumar & Smt. G. Damayati hereinafter referred to as the Said Land.

M. Ramgopal

M. Renuka

A. Chennakesh

- C. The Principal is desirous of developing the Said Land, along with other co-owners and have 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:
- a) 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.
 - b) 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.
 - c) 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.
 - d) 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.
 - e) 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.
 - f) Generally to act as the Attorney or Agent of the Principal in relation to the Said Land and to execute all such application, plaints, 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.
 - g) The Principal for himself 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.

H. K. Rao
H. K. Rao

M. R. Kumar
M. R. Kumar

A. Chandra
A. Chandra

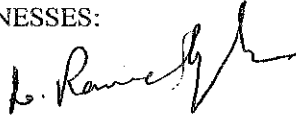
SCHEDULE OF SAID LAND

All that part and parcel of agricultural land admeasuring about Ac. 1-00 Gts., of land forming a part of Sy. No. 49, situated at Yapral, 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:

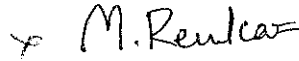
WITNESSES:

1. 



I. M. Ramgopal

2. 



2. Smt. Renuka
Principal



A. Chennakesh
Attorney



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BG 624661

S.No. 14900 Dt. 27/11/13 Rs. 100 ✓

Sold to L. Rajeshwar Rao S/o L. Anand Rao

For Whom cell

K. GIRIBABU
 LICENCED STAMP VENDOR
 LIC.No. 16-02-30/1998
 REN.No. 16-02-009/2013
 Sub-Bapunagar, Amberpet, Hyd-13
 Cell.No.9989259839

FORMAT OF UNDERTAKING TO BE GIVEN BY OWNER AND OTHER PROFESSIONALS IN CONNECTION WITH BUILDING CONSTRUCTION ABOVE 10 METERS HEIGHT AS PER G. O. Ms. No. 541 M.A DATED 17.11.2000.

UNDERTAKING

We

1. L. Rajeshwar Rao S/o. Shri. L. Ananda Rao, aged about 47 years , Occupation: Business, R/o. H. No. 1-1-364/75, Jawaharnagar, RTC X road, Hyderabad.
2. L. Santosh Rao S/o. Sri. L. Rajeshwar Rao, aged about 23 years, Occupation: Student, R/o. H. No. 1-1-364/75, Jawahar Nagar, RTC X Road, Hyderabad
3. L. Sowmika D/o. Sri. L. Rajeshwar Rao, aged about 25 years, Occupation: Student, R/o. H. No. 1-1-364/75, Jawahar Nagar, RTC X Road, Hyderabad
4. K.V. Pavan Kumar S/o. Shri. Sanjeev Rao, aged about 41 years, Occupation: Business, R/o. H. No. 11-1-329, Red Hills, Hyderabad
 (Sl. Nos. 2 to 4 are represented by their Specific Power Of Attorney Holder Shri. L. Rajeshwar Rao S/o. Shri. L. Ananda Rao, aged about 47 years , Occupation: Business, R/o. H. No. 1-1-364/75, Jawaharnagar, RTC X road, Hyderabad).
5. Chennakesh S/o. Late Shri. A. Vinod Kumar, aged about 31 years, Occupation: Business, R/o. Plot no. 6, Asbestos Colony, Karkhana, Secunderabad – 500 009
6. Smt. G. Damayanthi W/o. Shri Vaman, aged about 54 years, Occupation: House wife, R/o. H. No. 1-4-242, Jawahar Road, Jagityal, Karimnagar District
7. Ritesh Kumar (HUF) Karta S/o. Deendayal aged about 31 years, Occupation: Business, R/o. H. No. 5-9-22/92, Adarsh Nagar, Hyderabad-500 063.

ZAKI AHMED
 STRUCTURAL ENGINEER
 LICENSE No. 47.

NASSER AZIZ A.N.
 Regd. Architect
 BCC/BL-3.6/A-1908:09-10

X C.P. 1/2

X [Signature]

X [Signature]

X [Signature]

X [Signature]

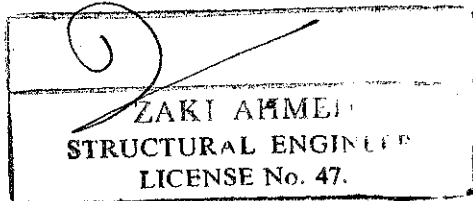
X [Signature]

8. M. Ramgopal S/o. Shri. Nalakishtam aged about 54 years, Occupation: Business & Smt. Renuka W/o. Shri. M. Ramgopal aged about 46 years, Occupation: Housewife both are R/o. 1-4-190, Balaji Nagar, Jagityal, Karimnagar District.
 9. M. Krishna S/o. Shri. M. Ramesham aged about 51 years, Occupation: Business, R/o 1-4-181, Balaji Nagar, Jagityal, Karimnagar District
 10. D. Sridhar S/o. Shri. D. Prakash, aged about 38 years, Occupation: service, R/o. H. No. 6-31, Gandhinagar, Siddipet, Medak
- (Sl. Nos. 6 to 10 are represented by their Specific Power of Attorney Holder Shri. A. Chennakesh S/o. Late Shri. A. Vinod Kumar R/o. Plot no. 6, Asbestos Colony, Karkhana, Secunderabad – 500 009) hereby prepared and designed by us duly taking measurements as per the ground position and as per the ground position and as per the Zoning Regulations and Building stipulations in force.

We affirm that these drawings are true and correct according to our knowledge and professional experience.

We undertake to supervise the construction in accordance with the approved building drawing with reference to the Zoning Regulations / Master Plan / Zonal Development Plans and the building stipulations and the conditions contained in the Building permission sanction.

1. We affirm that we shall ensure structural safety and fire safety of the building as per National Building code and B.I.S. standards and relevant Act and Rules, and also contractor all risks, Insurance Policy, up to the completion of construction of building.
2. We affirm that we shall be responsible for ensuring the proposed building construction shall confirm to the building permission sanction, and that all building services shall confirm to the National Building Code and B.I.S. standards.
3. We affirm that, the structural designs and drawings prepared duly taking the soil bearing capacity into consideration.
4. We affirm taking up the construction on our own.
5. We shall be responsible and liable for action by the competent Authority / Government in case of any violations, deviations, any structural failure, deficiency in Fire Safety measures, deficiency building services etc., in accordance with the G. O. Ms. No. 541, M. A., dated 17.11.2000.
6. We authorize the Competent Authority to undertake summarily remove or cause to be removed any deviations or violations at any time noticed in the proposed owner / developer / contractor.
7. We affirm that, if the owner / builder changed the services during course of construction or the Architects / structural Engineer dis-associated themselves with the ongoing project the same shall report to the concerned Authority within (7) days along with consent letters of newly engaged Site Engineer / Structural Engineer / Architect.
8. We affirm that, no flat or built up area shall be given possession to the purchaser / tenant, until obtain occupancy certificate from the Local Authority and also provide all regular service connections.



Nasser Aziz A.N.
NASSER AZIZ A.N.
Regd. Architect
BCC/BL-3.6/A-1908-09-10

A. Chennakesh
A. Chennakesh


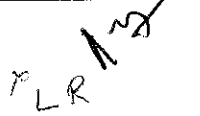
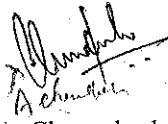

Kave

E. R.
Chennakesh

Prave

1. Signature of Owners

Name & Full Correspondence Address:

					
1. L. Rajeshwar Rao	2. L. Santosh Rao	3. L. Sowmika	4. K.V. Pavan Kumar		
(Sl. Nos. 2 to 4 are represented by their Specific Power Of Attorney Holder Shri. L. Rajeshwar Rao)					
					
5. A. Chennakesh	6. Smt. G. Damayanthi	7. Ritesh Kumar (HUF)	8. M. Ramgopal	9. M. Krishna	10. D. Sridhar
(Sl. Nos. 6 to 10 are represented by their Specific Power of Attorney Holder Shri. A. Chennakesh)					

2. Signature of Contractor

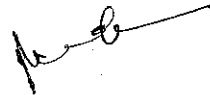
Name & Full Correspondence Address:



: **N. Krishna**, 5-4187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003.

3. Signature of Site Engineer & Regd. No.

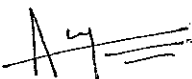
Name & Full Correspondence Address



: **Ranjit Prakash**, 5-4187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003.

4. Sign of Regd. Architect with Regd. No.


Name & Full Correspondence Address

x  **NASSER AZIZ A.N.**
Regd. Architect
BCC/BL-3.6/A-1908:09-0

Span Design & Development Pvt Ltd
No. 28, 1st Main, 7th Cross, Central
Excise Lay-out Bhoopasandra, Sanjay
Nagar Post, Bangalore- 94

5. Signature of Structural Engineer Regd. No

Name & Full Correspondence Address:


ZAKI AHMED
Zaki & Associates
3-6-10, 4th Floor, Anusuya Complex,
Himayatnagar, Secunderabad - 500 029
STRUCTURAL ENGINEER
REGD. NO. 47