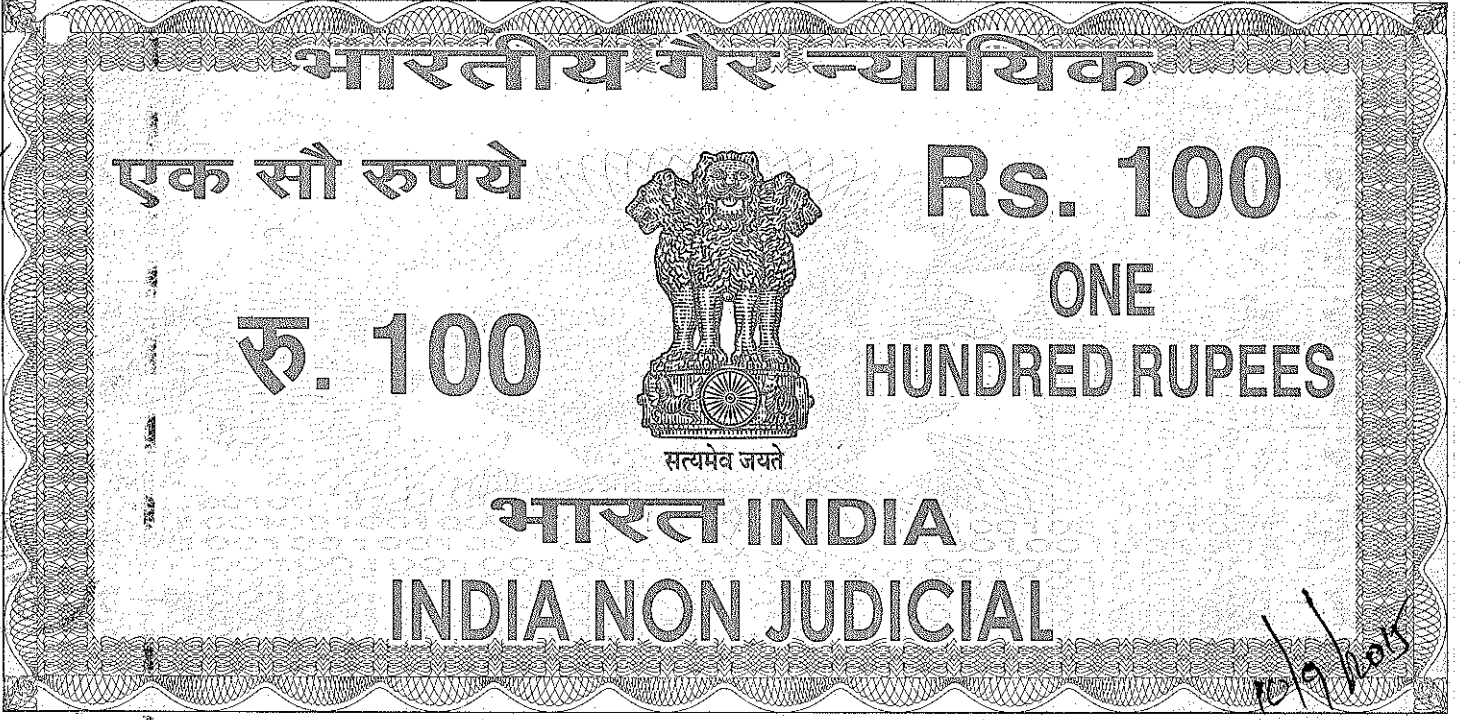


CS
9/156

8804/2015

7542




తెలంగాణ తేలంగానా TELANGANA

S.No. 3972 Date: 10-09-2015

Sold to: Mitesh K. Parikh

S/o. w/o. D/o: Krishnakant S. Parikh

For Whom: Self


A 547477
T. LALITHA
LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

GENERAL POWER OF ATTORNEY

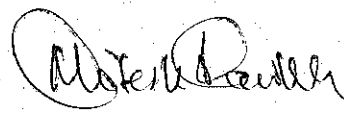
This General Power of Attorney is made and executed on this the 11th day of September 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Mitesh K. Parikh, Son of Shri. Krishnakant S. Parikh, aged about 24 years, resident of 1-10-98/41, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 500 016, hereinafter collectively referred to as the Principal.

IN FAVOUR OF

Shri. Krishnakant S. Parikh, Son of Shri. Shantilal T. Parikh aged about 55 years, Occupation: Business, resident of 1-10-98/41, Dwarakadas Co-Operative Society, Begumpet, Hyderabad - 500 016 hereinafter referred as the Agent.



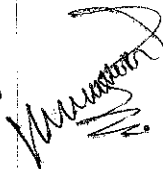

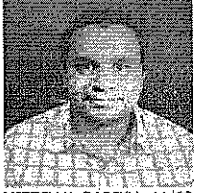
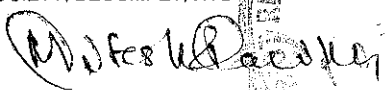
The expressions Principal and Agent shall mean and include unless it is repugnant to the context, their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees and the like..

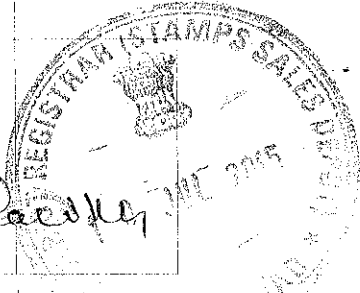


Presentation Endorsement:





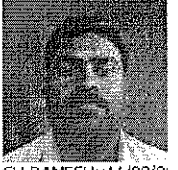
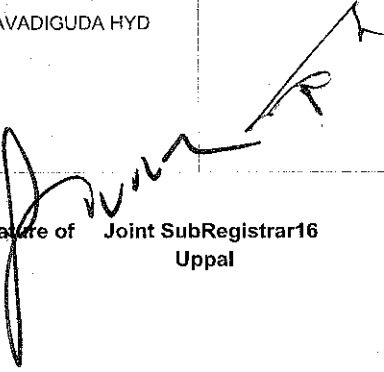
Presented in the Office of the Joint Sub-Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5200/- paid between the hours of 3 and 4 on the 11th day of SEP, 2015 by Sri Mitesh K Parikh

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink	Thumb Impression
1	AY		 KRISHNAKANT S PARIKH:::1 [1507-1-2015-9156]	KRISHNAKANT S PARIKH S/O. SHANTILAL T. PARIKH R/O 1-10-98/41, DWARAKADAS CO-OP SOCIETY, BEGUMPET, HYD		
2	PL		 MITESH K. PARIKH:::11/09 [1507-1-2015-9156]	MITESH K. PARIKH S/O. KRISHNAKANT S PARIKH R/O 1-10-98/41, DWARAKADAS CO-OP SOCIETY, BEGUMPET, HYD		



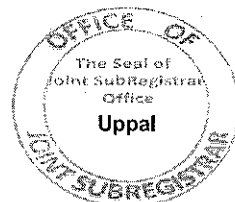
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.PRABHAKAR REDDY:::11 [1507-1-2015-9156]	K.PRABHAKAR REDDY R/O.MG RD SEC BAD	
2		 CH.RAMESH:::11/09/2015 [1507-1-2015-9156]	CH.RAMESH R/O.KAVADIGUDA HYD	

11th day of September, 2015

Signature of Joint SubRegistrar16 Uppal

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 Joint SubRegistrar16 Uppal



WHEREAS:

- A. Whereas the Principals herein have purchased land in Survey No.74 (Ac. 1-23 Gts.) and Sy. No. 75 (Ac. 1-22 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring about Ac. 3-05 Gts. by virtue registered sale deed bearing document no. 3111/07 dated 5.03.07 registered at SRO, Uppal (hereinafter referred to as Schedule Land) along with the other Co-owners. The Principal herein has 6% share in the Scheduled Land.
- B. The Principal herein along with other Co-owners had proposed to develop the land into 44 villas along with other Co-owners. Accordingly, for the development of the Scheduled Land the Principals along with Co-owners have entered into a Development Agreement with M/s. Mehta & Modi Homes (hereinafter referred to as the Developer), a registered partnership firm having its office at 5-4-187/3 & 4, Soham Mansion, II Floor, M. G. Road, Secunderabad. The Development Agreement is registered with SRO, Uppal vide document bearing no. 7827/07, dated 30.04.2007.
- C. As per the terms of the said development agreement and further negotiations with the Developer the Principal herein along with the Co-owners are entitled to sell villas falling to their share without any let or hindrance from the Developer. The Principal herein along with the Co-owners are absolutely entitled to sell their villas to any intending purchaser and are entitled to the receipts from such sales.
- D. Whereas for development of the Schedule Land permit for building construction/layout was obtained from GHMC vide permit no. GHMC / HUDA in file no. 0149/CSC/TP1/2008. Permit no. 5/69 dated 18.12.08.
- E. The Principal are entitled to 6% share in sale consideration in the following plots along with construction thereon. The said plots along with construction thereon are herein after referred to as the Said Villas.

Sl. No.,	Plot No.,	Plot Area in Sq.yds	Constructed area in sft,
1.	08 ✓	173 sq.yds	1849 Sft.,
2.	29 ✓	173 sq.yds	1849 Sft.,
3.	30 ✓	173 sq.yds	1849 Sft.
4.	31 ✓	173 sq.yds	1849 Sft.
5.	32 ✓	173 sq.yds	1849 Sft.
6.	33 ✓	173 sq.yds	1849 Sft.
7.	40 ✓	173 sq.yds	1835 Sft,
8.	41 ✓	173 sq.yds	1835 Sft,

TOTAL. 1384 sq.yds

14764 sft

- F. Whereas Principal is the natural son of the Agent.

(Signature)

(Signature)

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	900	0	0	0	1000
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	5200	0	0	0	5200
User Charges	NA	100	0	0	0	100
Total	100	6200	0	0	0	6300

Rs. 900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5200/- towards Registration Fees on the chargeable value of Rs. 1035000/- was paid by the party through Challan/BC/Pay Order No .498957 dated ,11-SEP-15.

Date

11th day of September, 2015

Signature of Registering Officer

Jppal

20th Bhadra 1937 SE

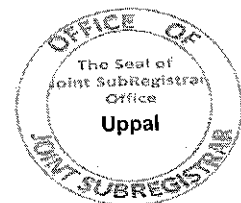
Bk-1, CS No 9156/2015 & Doct No 3304/2015 Sheet 2 of 5
 Joint SubRegistrar/6 Uppal

1వ పుస్తకము 2015 సం. 1937 శా. శ్రవణం...
 నెంబరుగా రిజిస్టరు చేయబడి ప్యాసింగ్ నిమిత్తం
 గుర్తింపు నెంబరు 1507-1... 2015 సంవత్సరానికి
 2015 సం. నవంబరు 11... వ తేదీ

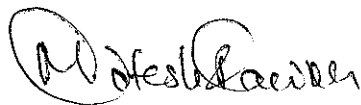
జాయింట్ సబ్-రిజిస్ట్రార్-16
 ఉప్పల్



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- G. Whereas the Principal are pre-occupied with their day to day activities and are unable to look after, manage, maintain, sell or develop their share of the Said Villas and hereby appointing the Agent as their Attorney for the purposes given below.
- i. To enter into sub contract for the sale of the Said Villas for any consideration which the Agent deems reasonable in his absolute discretion and receive the earnest money and acknowledge the receipt of the same.
 - ii. To sign / execute booking forms, agreement of sale, agreement of construction or such other agreements or deeds in favour of prospective purchasers.
 - iii. To sell the Said Villas to the prospective purchaser or their nominee or nominees and to collect sale consideration and other charges in his favour.
 - iv. To execute the sale deed or sale deeds in favour of the prospective purchasers or their nominees, receive the consideration money, to present the sale deed or deeds executed by them in favour of the prospective purchasers or their nominees before the concerned registering office, admit execution and receipt of consideration and procure the registered deeds.
 - v. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
 - vi. To enter into tripartite agreement and deeds with housing finance companies and prospective purchasers.
 - vii. To execute all such documents, deeds and agreements with housing finance companies for the purposes of securing loans in favour of prospective purchasers.
 - viii. 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 Villas.
 - ix. 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 to deposit and withdraw money and grant receipt in relation to the said Villas.
 - x. To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
 - xi. To develop the Said Villas and undertake such works related to real estate development such as construction of building/apartments, creation of common amenities, roads, street lights, drainage system, parks, etc.

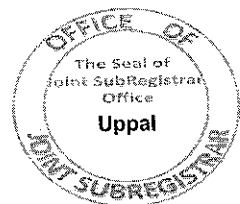


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Joint SubRegistrar
Uppal



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- xii. To execute and apply for electricity connections, water connections, drainage connections and to make such necessary payments in the name of the Principal.
- xm. To advertise, negotiate and finalize the sale of the Said Villas.
- xiv. To enter into any agreement, arrangement or understanding with third parties for the purpose of development, sale, lease, maintenance, repair, advertising, etc., in relation to the Said Villas.
- xv. Generally to act as the Attorney or Agent of the Principal in relation to the Said Villas and to execute and do all deeds, acts and things in relation to the Said Villas as fully and effectually in all respects as the Principals themselves would do if personally present.
- xvi. The total Market value of the Property of Rs.1,72,54,800/- i.e. 6% of the principal share comes to Rs.10,35,500/-.

H. The Principal for themselves, their 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, in pursuance of these presents.

SCHEDULE OF THE LAND

All that the (6% portion of the land i.e. 83.06 Sq.yds., Out of 1384 Sq.yds., constructed plinth area 885.84 Sft., Out of 14764 Sft.,) being Plot no.8 (admeasuring 173 sq. yds), Plot no.29 (admeasuring 173 sq. yds), Plot no.30 (admeasuring 173 sq. yds), Plot no.31 (admeasuring 173 sq. yds), Plot no.32 (admeasuring 173 sq. yds), Plot no.33 (admeasuring 173 sq. yds), Plot no.40 (admeasuring 173 sq. yds) and Plot no.41 (admeasuring 173 sq. yds) forming a part Sy. Nos. 74 & 75 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District and bounded by:

North : Sy. No. 72 & Sy. No. 73


South : Sy. No. 48 & Sy. No. 86

East : Sy. No. 76


West : Sy. No. 73 & Sy. No. 48


IN WITNESS WHEREOF the Parties hereto have set their hands to this General 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. 


Shri. Mitesh K. Parekh
Principal


Krishna Kant S. Parikh
Agent



Bk-1, CS No 9156/2015 & Doct No
SB04/2015 Sheet 4 of 5
Joint SubRegistrar
Uppal

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MITESH K PARIKH
KRISHNA KANTH PARIKH

05/09/1986
Permanent Account Number
ALOPP4161C

Mitesh Parikh
Signature



Mitesh Parikh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KRISHNAKANT PARIKH
SHANTILAL

16/04/1959
Permanent Account Number
AEWPP0443C

Krishnakant Parikh
Signature



Krishnakant Parikh

WITNESS:


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

Prabhakar Reddy K
Signature



Prabhakar Reddy K


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

C BAMESH
NARSING RAO CHANDRAGIRI

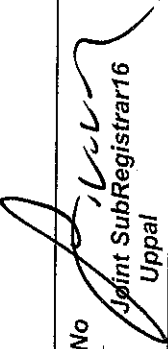
21/07/1979
Permanent Account Number
AKRPR1896C

C Bamesh
Signature



C Bamesh

Bk - 1, CS No 9156/2015 & Doct No
8554/2015 Sheet 5 of 5
Joint SubRegistrar
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