



తెలంగాణ తెలంగాణ TELANGANA

S.No. 9280 Date: 26-07-2016

Sold to: Nidhi Modi

S/o.w/o.D/o. Soham Modi

For Whom: Self

K.SANSH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed on this the 26th day of July 2016 at Hyderabad by and between:

Ms. Nidhi Modi Daughter of Shri Soham Modi, aged about 20 years, Occupation: Student, resident of Plot No. 280, Road No. 25 Jubilee Hills, Hyderabad – 500 034 hereinafter referred to as the Principal.

IN FAVOUR OF

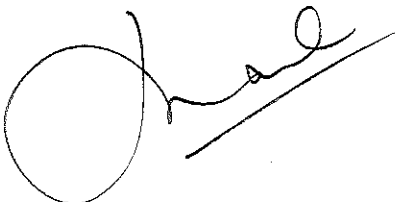
Shri. Soham Modi, S/o. Late Shri Satish Modi, aged about 47 years, Occupation: Business, resident of Plot no. 280, Road no. 25, Jubilee Hills, Hyderabad – 500 034 hereinafter referred to as the Attorney.

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.

Nidhi Modi

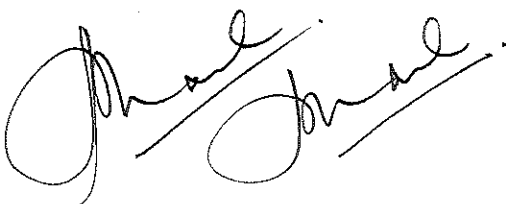
WHEREAS:

1. The Principal is a resident of Plot no. 280, Road no. 25, Jubilee Hills, Hyderabad – 500 034.
2. The Principal is the owner of several properties and businesses in Hyderabad and in particular the following properties (hereinafter referred to as the Said Properties):
 - a. Plot No. 45E admeasuring about 106.7 Sq.yds, along with a constructed 2 bedroom house admeasuring about 665 Sq. ft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District bearing document 3167/13 dated 14.03.2013, registered at SRO Uppal, Hyderabad.
 - b. Plot No. 45F admeasuring about 106.7 Sq.yds, along with a constructed 2 bedroom house admeasuring about 665 Sq. ft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District bearing document 4185/13 dated 23.03.2013, registered at SRO Uppal, Hyderabad.
3. Where as the Principal is a student and is pre-occupied with her studies and other works and as such is unable to look after/maintain/manage the Said Properties and is hereby appointing on her behalf the above said Attorney for the following purposes:
 - a. Maintenance and development of the above properties which shall include:
 - i. Deploying men and procuring material for up-keep, maintenance, renovation, additions and alterations of the above properties.
 - ii. To employ full time, part time maintenance staff like watchmen, electrician, plumber, engineer, supervisor, etc., that may be required for the of the above properties.
 - iii. To negotiate and enter into contracts with service providers like security services, housekeeping services, maintenance of equipment, annual maintenance contract for equipment, etc.
 - iv. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
 - b. For lease or leave and license of the Said Properties which shall include:
 - i. To identify a suitable tenants for giving on lease/leave and license the above referred properties.
 - ii. Advertise, make brochures, negotiate and finalize the lease on such terms and conditions, as the Attorney deem fit and proper, including signing letters of confirmation or intent for the said purpose.
 - iii. Liaison with the tenants, lessees, etc.
 - iv. Collection of rents, maintenance charges and other charges from the tenants.
 - v. Issue receipts for rents and other amounts collected.
 - c. For representing the Principal in various courts, tribunals, etc., which shall include:
 - i. To appear and act in all courts, tribunals, appellate authorities, forums, arbitration, etc. related to civil, criminal, revenue, etc.
 - ii. To appear and act at the District or Sub-Registrar and other offices of the State and Central Government and of local bodies in relation to the Said Properties.
 - iii. To appear and act at any statutory authority in relation to the Said Properties.
 - iv. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.



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- v. To sign and verify complaints, 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 Properties.
 - d. For making applications and representations to statutory authorities which shall include:
 - i. To apply, execute, sign all such documents, forms, affidavits, undertakings, plans, etc., that may be required for obtaining electricity connections, water connections, drainage connections, building permissions from GHMC / HMDA/DTCP/Grampanchayats and other such statutory authorities like fire department, airports authority of India, pollution control board, ministries, government departments, defense department, EPFO, ESIC, Commercial tax department, labour department, service tax, VAT, etc., and to make such necessary payments in the name of the Principals.
 - ii. To execute, sign and file all the statements, returns, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
 - e. To make applications for seeking loans which shall include:
 - i. To negotiate on behalf of the Principal with banks and financial institutions for raising money/loan on behalf of the Principal and sign all such applications /documents for the same.
 - ii. Provide required documents, books of accounts and other information to banks and financial institutions for the said purpose.
 - iii. To execute, sign and file all the statements, petitions, applications and declarations, etc., necessary for and incidental to the above referred purposes.
 - f. To operate bank accounts of the Principal which shall include:
 - i. Acting as a mandate holder of the Principal.
 - ii. Issue cheques, withdraw cash, deposit cash/cheques, prepare payorders/DDs, NEFT, RTGS, wire transfers, etc. from the account of the Principal.
 - iii. Make fixed deposits and break fixed deposits from the account of the Principal.
 - iv. Collect bank statements.
 - g. To maintain accounts on behalf of the Principal which shall include:
 - i. Appointment of accountant for the said purpose.
 - ii. Certifying all vouchers of payments, receipts, JVs, debit/credit vouchers, bills, etc.
 - iii. Preparing of P&L statement, balance sheets and tax returns.
 - iv. Certifying photocopies of books of accounts as true copies for purpose of application of loans and for providing information to statutory authorities.
 - v. To appoint legal representatives like chartered accountants, company secretaries, lawyers, etc. and authorize them to represent the Principal.
 - vi. To do all such other acts and deeds that are generally required for an efficient management of the Said Properties.
4. Generally to act as the Attorney or Agent of the Principals in relation to the Said Properties and to and do all deeds, acts and things in relation to the said properties as fully and effectually in all respects as the Principal himself would do if personally present.
5. The Attorney shall be entitled to spend monies on behalf of the Principal from his/her own sources or from the bank accounts or cash balances of the Principal for above mentioned activities, for and behalf of the Principal.



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6. The Attorney shall not be entitled to receive any money or amounts belonging to the Principal from any third parties in its name or by way of cash. The Attorney shall collect all amounts by way of payorders, demand drafts, crossed cheques or NEFT /RTGS / wire transfers only in the name of the Principal.
7. The Attorney by virtue of this GPA shall not be entitled to do the following:
 - a. Claim of any tenancy /ownership rights over the Said Properties.
 - b. To collect amounts from prospective tenants or banks or any third party in its favour against the Said Properties.
 - c. To alienate or encumber the Said Properties.
 - d. To mortgage or create a charge on the Said Properties.
 - e. To sell or convey, transfer the Said Properties.
8. The Principal for himself/herself, his/ her heirs, executors, successors, legal representatives, administrators and assignees hereby ratifies and confirm and agrees to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney.

SCHEDULE OF THE PROPERTIES

Plot/House no. 45E

All that part and parcel of land admeasuring about 106.7 Sq. yds., bearing Plot No. 45E along with a constructed 2 bedroom house admeasuring about 665 Sq. ft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O, Uppal, Hyderabad and bounded by:

North	: Road
South	: Neighbors Land
East	: Plot No. 45F
West	: Plot No. 45D

Plot/House no. 45F


All that part and parcel of land admeasuring about 106.7 Sq. yds., bearing Plot No. 45F, along with a constructed 2 bedroom house admeasuring about 665 Sq. ft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal, and bounded by:

North	: Road
South	: Neighbors Land
East	: Open Land
West	: Plot No. 45 E

IN WITNESS WHEREOF the Principle & Attorney 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.

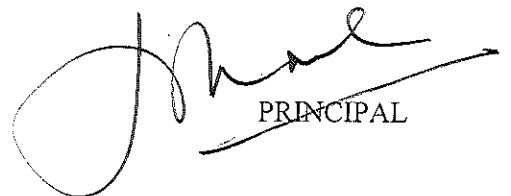

G. K. Anand

2.


A. Sambasiva Rao


Nidhi Modi

ATTORNEY


PRINCIPAL