



తెలంగాణ తేలంగానా TELANGANA <sup>28/10/16</sup>  
SI. No. 12347 D: 28/10/16 Rs. 100/-  
SOLD To... L. Ramacharyulu S/o. Raghavendra R/o HYD  
For Whom... SDNMKJ Realty PVT LTD. R/o HYD

  
E 150932  
The Advocates' Co-op. Society  
Rep. By. O. Kiran Kumar, Licensed Stamp Vendor,  
Lic. No. 15-27-007/2015,  
Ranga Reddy Dist Court Complex,  
L.B. Nagar, Ranga Reddy (East) Ph. No. 24037204

**SPECIAL POWER OF ATTORNEY FOR PRESENTATION OF DOCUMENT FOR REGISTRATION**

This Special Power of Attorney for presentation of document for registration is made and executed on this the 7<sup>th</sup> day of October, 2016 at SRO, Secunderabad by:

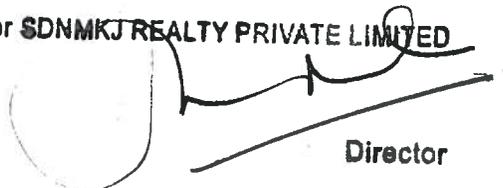
SDNMKJ REALTY PRIVATE LIMITED, a company incorporated under the laws of India and having its registered office at 5-2-223, "Gokul" Distillery Road, Secunderabad - 500 003, represented by its Director Shri. Soham Modi, S/o. Late Satish Modi, aged about 47 years, hereinafter referred to as the Principal.

**IN FAVOUR OF**

Shri. V. B. Padmanabha Rao, S/o. Late V. Venkaiah, aged about 58 years, Occupation: Service, resident of 1-1978/5, Kapra, Near Sharada Theatre, Manju Enclave, Ranga Reddy, Hyderabad - 500 062, 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.

For SDNMKJ REALTY PRIVATE LIMITED

  
Director

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SUB-REGISTRAR, SEC'BAD

Executed in my presence in the  
Office of the Sub-Registrar,  
Secunderabad on this day of 07th 03rd  
03 2016 / 15th 03rd 1938



ఎడమ బొటన వెలు



*[Handwritten signature]*

Name..... SOHAM MODI  
S/o.W/o.D/o..... LATE SATISH MODI  
OCC..... Business  
R/o..... S-2-222 Gokul Distillery Road  
SecBad

మొదటిది,

1) Prasanna

Name..... K. Prabhakar Reddy  
S/o.W/o.D/o..... K. Padma Reddy  
OCC..... Service  
R/o..... S-4-157/3 & 4, 2nd floor,  
Soham mansion, M.G. Road  
SecBad

2) *[Handwritten signature]*

Name..... CH. RAMESH  
S/o.W/o.D/o..... LATE Narsinga Rao  
OCC..... Service  
R/o..... 1-3-176/10/2, Karadiguda, Hnd.

2016 వ సం. అక్టోబర్ నెం 07 వ తేది సబ్-రెజిస్ట్రార్  
1938 తేది అక్టోబర్ మంసూరు 15

*[Handwritten signature]*  
**K. SRIPADA RAO**

**WHEREAS:**

1. The Principal is the owner of the following properties (hereinafter referred to as the Said Properties):
  - a. Office space admeasuring 12,838 sft on the 3<sup>rd</sup> Floor in Tower B with effective car parking of 18 numbers in Lower & Upper Basements in a building named as "RAMKY SELENIUM" constructed on Plot No. 31/part & Plot No. 32 situated in Sy. No. 115/22, 115/24 & 115/25 at Financial District, Nanakramguda Village, Serilingampally Mandal, R.R. District.
  - b. Office space admeasuring 13,240 sft on the 4<sup>th</sup> Floor in Tower B with effective car parking of 18 numbers in Lower & Upper Basements in a building named as "RAMKY SELENIUM" constructed on Plot No. 31/part & Plot No. 32 situated in Sy. No. 115/22, 115/24 & 115/25 at Financial District, Nanakramguda Village, Serilingampally Mandal, R.R. District.
2. Where as the Principal has executed a lease deed dated 20.09.2016 for the property given in 1(a) above in favour of **KARVY DATA MANAGEMENT SERVICES LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at KARVY House, #46, Avenue 4, Street No 1, Banjara Hills #10, Hyderabad 500 034. Where as the Principal has executed a lease deed dated 20.09.2016 for the property given in 1(b) above in favour of **KARVY COMPUTERSHARE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at KARVY House, #46, Avenue 4, Street No 1, Banjara Hills #10, Hyderabad 500 034.
3. Where as the Principal is pre-occupied with other works and as such is unable to present himself to the respective SROs for registration of the said lease deeds.
4. Whereas the Principal herein is appointing the Attorney for presentation of the documents executed by him for the properties given above at the respective SROs for registration.

**NOW THEREFORE THIS SPECIAL POWER OF ATTORNEY FOR PRESENTATION OF DOCUMENTS FOR REGISTRATION IS WITNESSETH AS FOLLOWS:**

1. The Principal hereby appoints the Attorney to present for registration the said lease deeds executed by him in the respective SRO office.
2. The Attorney shall in the name of the Principal be entitled to do the following:
  - a) To present for registration the said ~~lease deeds before~~ the concerned registering office, admit execution and procure the registered deeds.
  - b) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the lease deeds.
3. The Principal for himself, his heirs, executors, successors, legal representatives, administrators and assignees hereby agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney, in pursuance of these presents.

For **SDNMKJ REALTY PRIVATE LIMITED**



Director

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*[Signature]*  
SUB-REGISTRAR, SEC'BAD



4. Generally to act as the Attorney or Agent of the Principals in relation to presentation of the said lease deeds for registration and to do acts and things in relation to the registration of the lease deeds as fully and effectually in all respects as the Principal himself would do if personally present.
5. 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

Scheduled A Property

Description of Demised Premises and Car Parks of SDNMKJ Realty Pvt. Ltd

All that commercial space having a built up area 12,838 Sq. ft on the Third Floor in Tower B with undivided share of land admeasuring 464.50 Sq.yds with 17 Nos. of car parking slots in the lower and upper basements of the building known as "Ramky Selenium" situated at Plot Nos.31 (P) and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District which is marked in blue in the plans annexed herewith and bounded as given below:

North By : Portion of premises belonging to JMKGEC Realtors Pvt. Ltd  
 South By : Open to Sky  
 East By : Tower A, Lift & Staircase  
 West By : Open to sky

Scheduled B Property

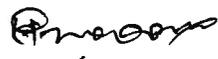
Description of Demised Premises and Car Parks of SDNMKJ Realty Pvt. Ltd

All that commercial space having a built up area 13,240 Sq. ft on the Fourth Floor in Tower B with undivided share of land admeasuring 479 Sq.yds with 17 Nos. of car parking slots in the lower and upper basements of the building known as "Ramky Selenium" situated at Plot Nos.31 (P) and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District which is marked in blue in the plans annexed herewith and bounded as given below:

North By : Portion of premises belonging to JMKGEC Realtors Pvt. Ltd  
 South By : Open to Sky  
 East By : Tower A, Lift & Staircase  
 West By : Open to sky

IN WITNESS WHEREOF the Principal and Attorney 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. 

For SDNMKJ REALTY PRIVATE LIMITED

  
 Director  
 SIGNATURE OF THE PRINCIPAL

  
 SIGNATURE OF THE ATTORNEY

Power No 22/20/08

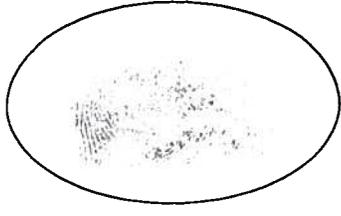
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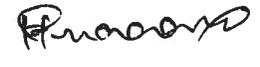
SIIB-REGISTRAR, SEC'BAD



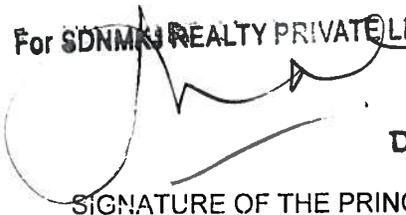
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>PRINCIPAL:</b></p> <p>SDNMKJ REALTY PRIVATE LIMITED, A COMPANY INCORPORATED UNDER THE LAWS OF INDIA AND HAVING ITS REGISTERED OFFICE AT 5-2-223, "GOKUL" DISTILLERY ROAD SECUNDERABAD - 500 003, REPRESENTED BY IT'S DIRECTOR SHRI. SOHAM MODI S/O. LATE SATISH MODI.</p>
			<p><b>ATTORNEY:</b></p> <p>SHRI. V. B. PADMANABHA RAO S/O. LATE V. VENKAIAH R/O. 1-1978/5, KAPRA, NEAR SHARADA THEATRE MANJU ENCLAVE, RANGA REDDY HYDERABAD - 500 062,.</p>
			<p><b>WITNESS:</b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY : AGED: 41 YRS 5-4-187/3 AND 4 SOHAM MANSION M. G. ROAD, SECUMDERABAD</p>
			<p>MR. CH. RAMESH S/O. LATE NARSING RAO R/O. 1-3-176/D/2 KAVADI GUDA HYDERABAD</p>

**SIGNATURE OF WITNESSES:**

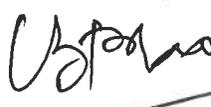
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For SDNMKJ REALTY PRIVATE LIMITED



**Director**

SIGNATURE OF THE PRINCIPAL



SIGNATURE OF THE ATTORNEY

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SUB-REGISTRAR, SEC BAD



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**



नाम /NAME  
**SOHAM SATISH MODI**

पिता का नाम /FATHER'S NAME  
**SATISH MANILAL MODI**

जन्म तिथि /DATE OF BIRTH  
**18-10-1969**

हस्ताक्षर /SIGNATURE  


मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

**For SDNMKJ REALTY PRIVATE LIMITED**



**Director**

**आयकर विभाग**  
 INCOME TAX DEPARTMENT



**भारत सरकार**  
 GOVT. OF INDIA

**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**

**15/01/1974**  
 Permanent Account Number  
**AWSP8104E**

  
 Signature



10/6/2008

**आयकर विभाग**  
 INCOME TAX DEPARTMENT



**भारत सरकार**  
 GOVT. OF INDIA

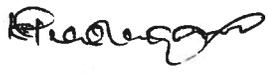
**C RAMESH**  
**NARSING RAO CHANDRAGIRI**

**21/07/1979**  
 Permanent Account Number  
**AKRPR1896C**

  
 Signature



04/04/2007





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AEHPV6529M**



नाम /NAME  
**BALAPADMANABHA RAVI VENIGANDLA**

पिता का नाम /FATHER'S NAME  
**VENKAIJAH VENIGANDLA**

जन्म तिथि /DATE OF BIRTH  
**03-03-1959**

हस्ताक्षर /SIGNATURE  


मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh



Power No. 27/26/13

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