

SCANNED

भारतीय गैर न्यायिक

S.R.O. SECUNDERABAD

एक सौ रुपये

Rs. 100

₹. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 15226 Dt. 05/12/2017

Name Anjeela s/o Lingam H

Gaurang mody s/o Jayantilal mody H

N 023300
 DUSA SRINIVAS RAO
 LICENSED STAMP VENDER
 LIC No: 16-05-23/1993
 RL No: 16-05-025/2017
 H.No: 12-11-896, Warasiguda, Secunderaba
 Cell No: 9247420863

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed on this the 14th day of December, 2017 at SRO Secunderabad by and between:

Shri. Gaurang Mody, S/o. Shri. Jayantilal Mody, aged about 49 years, Occupation: Business, resident of Flat no. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad, hereinafter referred to as the Principal.

IN FAVOUR OF

Mrs. Tejal Modi, W/o. of Shri Soham Modi, aged about 46 years, resident of Plot no. 280, Road no. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Attorney.

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 1 and 2 on the 14th day of DEC, 2017 by Sri Gaurang Mody

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	AY		 TEJAL MODI::14/12/ [1606-4-2017-223]	TEJAL MODI W/O. SOHAM MODI PLOT NO.280,RD NO.25,JUBILEE HILLS, HYD	
2	PL		 GAURANG MODY::14 [1606-4-2017-223]	GAURANG MODY S/O. JAYANTILAL MODY FLAT NO.105,SAPPHIRE APTS,CHIKOTI GARDEN, BEGUMPET,HYD	



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 JAYANTILAL MOJILAL [1606-4-2017-223]	JAYANTILAL MOJILAL MODY FLAT NO. 105 SAPPHIRE APTS BEGUMPET	
2		 NISHA MODI::14/12/ [1606-4-2017-223]	NISHA MODI PLOT NO. 280 ROAD NO. 25 JUBILEE HILLS HYD	

14th day of December, 2017

Signature of Sub Registrar
Secunderabad

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	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	0	1000	0	0	1000
User Charges	NA	0	0	100	0	0	100
Total	100	0	0	1100	0	0	1200

Rs. -/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. -/- was paid by the party through Cash.

Date:
14th day of December, 2017

Signature of Registering Officer
Secunderabad

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WHEREAS:

1. The Principal is a resident of Flat no. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad.
2. The Principal is the owner of some properties in Hyderabad and in particular the following properties (hereinafter referred to as the Said Properties):
 - a. Plot No. 399E admeasuring about 823.31 sq. yds, forming part of Sy. Nos.31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "Silver Oak Bungalows Phase – III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bearing document 6972/2012 dated 16.07.2012, registered at SRO Uppal, along with construction thereon consisting of 3 floors, each with a 3 BHK flat of about 1,250 sft.
 - b. Flat no. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad admeasuring about 1,435 sft.
3. Where as the Principal due to his ill health is unable to look after/maintain/manage the Said Properties and for the purpose of managing the day to day affairs of the Principal, is hereby appointing on his/her behalf the above said Attorney (my sister) 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 licence 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 singing 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.
 - vi. To sign/execute/register agreement of lease or agreement of leave & license with prospective tenants/lessees.



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CERTIFICATE OF REGISTRATION

Registered as Doct. No...212..... of 2017.

(1939SC) of Book12..... and

assigned the Identification Number

1605-14-223..... 2017.... for Scanning

Date : 14/12 / 2017


Registering Officer

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- 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.
 - 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 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/Grampanchayat 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.
 - v. To sign all forms, affidavits, undertakings, documents, etc., required for the purpose of making declarations to the bank or RBI or government for the purpose of transferring/receiving funds to the bank accounts of the Principal which the Principal may have/open outside India.
 - vi. To close bank account.



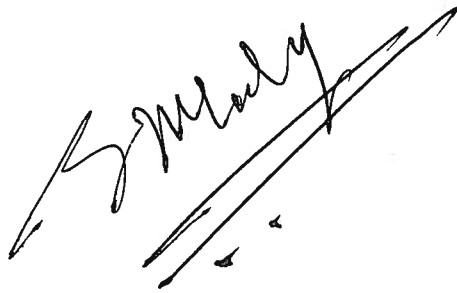
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- g. To maintain accounts on behalf of the Principal which shall include:
 - i. Appointment of accountant for the said purpose.
 - ii. Certifying all vouchers of payments, receipts, JVs, debit/credit vouchers, bills, etc.
 - iii. Preparing of P&L statement, 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.
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 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.

A handwritten signature in black ink, appearing to be 'S. M. M. M.', is written over a horizontal line. The signature is slanted and somewhat stylized.

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Secunderabad



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SCHEDULE OF THE PROPERTIES

Plot No. 399E admeasuring about 823.31 sq. yds, forming part of Sy. Nos.31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "Silver Oak Bungalows Phase - III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District along with construction thereon consisting of 3 floors, each with a 3 BHK flat of about 1,250 sft and bounded by:


North By	Neighbors land
South By	30ft wide road
East By	Neighbors land
West By	Plot no. 310 to 315

Flat number 105 admeasuring about 1435 sft on the First Floor, along with one car parking, in building known as Sapphire, situated at Chikoti Gardens, Begumpet, Hyderabad - 500 016, bounded by:

North By	Flat No. 101
South By	Open to Sky
East By	Common Passage & Lifts
West By	Open to Sky

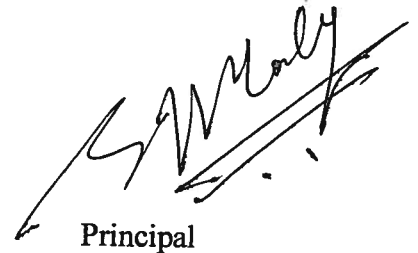
IN WITNESS WHEREOF the principal & Attorney hereto have set their hands to this General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

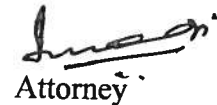
WITNESSES:

1. Nisha Modi 

2. Jayantilal Mojilal Mody




Principal


Attorney



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గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1987
పురుషుడు / Male

3594 5138 3669



ఆధార్ - సామాన్యని హక్కు

సమాను సంఖ్య / Enrollment No.: 1118/G0013/00401

To
Gaurang Mody
గౌరంగ్ మోడి
S/O: Jayanti Lal
Sapphire Apts Apt-105
Chikoti Gardens
Next to HDFC lane
Begumpet
Secunderabad
Begumpet, Hyderabad
Andhra Pradesh - 500016
9848042087

20/05/2013

[Signature]



KL130447863FT

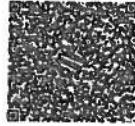


భారత సర్కార్
GOVERNMENT OF INDIA



తేజల్ మోడి
Tejal Modi
పుట్టిన సం./YoB: 1970
స్త్రీ Female

[Signature]



3987 5220 4530

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O: శోహం సతీష్ మోడి.
ప్లాట్ నె-280, రోడ్ నె-25,
పెద్దమ్మ దేవాలయం దగ్గర
జుబిలీ హిల్స్, ఖైరతాబాద్.
బంజారా హిల్స్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
W/O: Soham Satish Modi, plot
no-280, road no-25, near
peddamma temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar



భారత సర్కార్
GOVERNMENT OF INDIA



జయంతీలాల్ మోజీలాల్ మోడి
Jayantilal Mojilal Mody
జన్మ వర్షం / Year of Birth : 1935
పురుషుడు / Male



9911 5840 4123

आधार - सामान्य माणसाचा अधिकार

नोंदविण्याचा क्रमांक / Enrollment No 1093/60301/06224

To,
जयंतिलाळ मोजीलाळ मोजी
Jayantilal Mojilal Mody
31-C, Siddharth Building
Nepean Sea Road
Nepeansea Road
Mumbai
Maharashtra 400036
9322898904

28/10/2011



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
D/O: శోహం మోడి, ప్లాట్ నె-
280, రోడ్ నె-25, పెద్దమ్మ
దేవాలయం దగ్గర జుబిలీ హిల్స్,
ఖైరతాబాద్, బంజారా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
D/O: Soham Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

9873 4468 0462

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

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