

DOCUMENT NO. 218/14/2017

OF BOOK

S.P.O. SECUNDERABAD

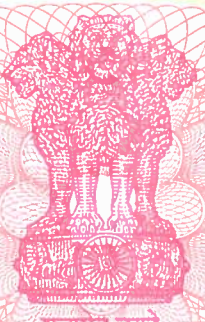
भारतीय न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

SCANNED

2763
22462

తెలంగాణ తెలంగాణ TELANGANA

SI.No. 15225 Dt. 05/12/2017 Rs. 1002

Purchaser Name: Anjish s/o Wagesh R

For whom: Nisha Modi s/o Soham Modi

023299
D. S. SRINIVAS RAO
LICENSED STAMP VENDER
LIC No: 16-05-23/1983
RL No: 16-05-025/2017
H.No: 12-11-696, Warasiguda, Secunderabad.
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 Hyderabad by and between:

Ms. Nisha Modi, D/o. of Shri Soham Modi, aged about 21 years, residing at Plot no. 280, Road no. 25, Jubilee Hills, Hyderabad, presently residing at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 hereinafter referred to as the Principal.

IN FAVOUR OF



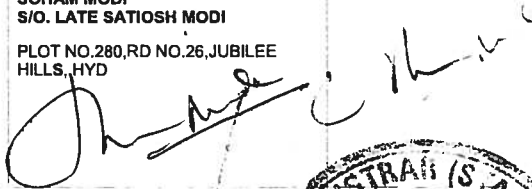


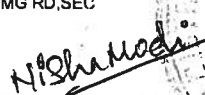
Shri. Soham Modi, S/o. Late Shri Satish Modi, aged about 48 years, Occupation: Business, resident of Plot no. 280, Road no. 26, Jubilee Hills, Hyderabad, hereinafter referred to as the Attorney.

Nishamodi

Presentation Endorsement:



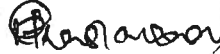



Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 3 and 4 on the 14th day of DEC, 2017 by Sri Nisha Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	AY		 SOHAM MODI::28/12/ [1606-4-2017-224]	SOHAM MODI S/O. LATE SATIOSH MODI PLOT NO.280,RD NO.26,JUBILEE HILLS, HYD	
2	PL		 NISHA MODI::28/12/ [1606-4-2017-224]	NISHA MODI D/O. SOHAM MODI PLOT NO.280,RD NO.26,JUBILEE HILLS, HYD, 5-4-187/3&4, SOHAM MANSION, MG RD, SEC	



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K. PRABHAKAR REDDY [1606-4-2017-224]	K. PRABHAKAR REDDY 5-4-187/3AND 4 M.G. ROAD SEC-BAD	
2		 CH. RAMESH::28/12/ [1606-4-2017-224]	CH. RAMESH 5-4-187/3AND 4 M.G. ROAD SEC-BAD	

28th 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:
28th day of December, 2017

Signature of Registering Officer
Secunderabad

Generated on: 28/12/2017 03:44:43 PM

Bk-4, CS No 224/2017 & Doc No 218/14/2017
Sub Registrar Secunderabad
Sheet 1 of 6



WHEREAS:

1. The Principal is a resident of Plot no. 280, Road no. 25, Jubilee Hills, Hyderabad, presently residing at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.
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. 45C, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, bearing document 3459/13 dated 28.02.2013, registered at SRO Uppal.
 - b. Plot No. 45D, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, bearing document 2839/13 dated 28.02.2013, registered at SRO Uppal.
3. Where as the Principal is pre-occupied with other works and as such 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 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 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.
 - vi. To sign/execute/register agreement of lease or agreement of leave & license with prospective tenants/lessees.

Nisha Reddy

[Signature]

Bk 4, CS No 224/2017 & Doct No

218/14/2017 Sheet 2 of 6

Sub Registrar

Secunderabad


CERTIFICATE OF REGISTRATION

Registered as Doct. No. 218 of 2017.

(1937 SC) of Book IV and

assigned the Identification Number

1606-IV-224 2017 for Scanning

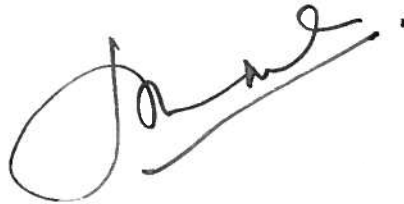
Date: 28/12 2017 Registering Officer 

Generated on: 28/12/2017 03:44:43 PM



- 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.

Neelha Modi



Bk 74, CS No 224/2017 & Doct No
218/14/2017. Sheet 3 of 6 Sub Registrar
Secunderabad



Generated on: 28/12/2017 03:44:43 PM



- 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.

Nilkan Modi



Bk 4, CS No 224/2017 & Doct No
218/11/2017. Sheet 4 of 6 Sub Registrar
Secunderabad



Generated on: 28/12/2017 03:44:43 PM



SCHEDULE OF THE PROPERTIES

Plot/House no. 45C

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45C, along with a constructed 2 bedroom house admeasuring about 665 sft 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 : Plot No. 45D
West : Plot No. 45B

Plot/House no. 45D

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45D, along with a constructed 2 bedroom house admeasuring about 665 sft 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 : Plot No. 45E
West : Plot No. 45C

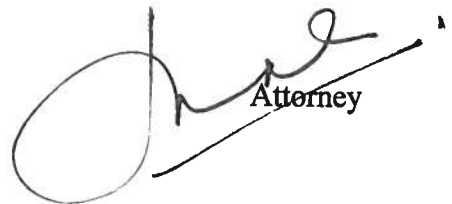
IN WITNESS WHEREOF the Principal & Attorney hereto have set their hands to this General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

1. 
2. 



Principal



Attorney

Bk No 224/2017 & Doct No

218/14/2017 Sheet 5 of 6

Sub Registrar
Secunderabad



Generated on: 28/12/2017 03:44:43 PM





भारत सरकार
GOVERNMENT OF INDIA



నిషా మోడి
Nisha Modi
పుట్టిన సం./YoB:1995
స్త్రీ Female



9873 4468 0462



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
D/O శోహం మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిలీ 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

అధార్ - అధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

Aadhaarodi



भारत सरकार
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB:1969
పురుషుడు Male



3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిలీ హిల్స్,
ఖైరతాబాద్, బంజారా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

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

అధార్ - అధార్ - సామాన్యమానవుడి హక్కు

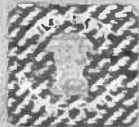
Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E



10062003

Prabhakar Reddy K
Signature

Prabhakar Reddy K

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

C RAMESH
NARSING RAO CHANDRAGIRI
21/07/1979
Permanent Account Number
AKRPR1896C



0-042007

C Ramesh
Signature

C Ramesh

Bk- 4, CS No 224/2017 & Doct No

216/14/2017. Sheet 6 of 6

Sub Registrar
Secunderabad



Generated on: 28/12/2017 03:44:43 PM

