5-4-76/A. Cenar Ranigunj SECUNDERABAD-500 003

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed on this the 19th day of April, 2008 at Hyderabad by:

- 1. Ms. Hetal K. Parikh, D/o. Shri. Krishna Kanth Parikh, aged about 23 years, resident of 1-10-98/6, Dwarakadas Co-operative Society, Begumpet, Hyderabad – 500 016,
- Shri. Pravesh B. Parikh, S/o.Shri. Bharat S. Parikh, aged abot 28 years resident of 1-10-98/41, 1st Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad – 16.
- Shri, Piyush J Parikh, S/o. late Shri. Jagadish S Parikh, aged about 25 years resident of 1-10-98/41, 2nd Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad – 16. Hereinafter jointly referred to as the OWNERS.

IN FAVOUR OF

M/S. MEHTA & MODI HOMES, a partnership firm having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner Shri Soham Modi, Son of Shri Satish Modi, aged about 38 years, Occupation: Business and Sri Suresh U Mehta Son of Late Uttamlal Mehta, aged about 58 years, Occupation: Business hereinafter referred as the DEVELOPER. FOR MEHTA & MODI HOMES

Partner

The expressions OWNERS and DEVELOPER 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.

WHEREAS:

- A. The OWNERS are the absolute owners and possessors of land admeasuring about Ac. 1-09 Gts., forming a part of Sy. No. 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District which is herein after referred to as the SCHEDULED LAND and more fully described in the schedule hereunder, having purchased the same by a registered sale deed bearing document no. 7876/06 dated 25.5.06 registered at Sub registrar SRO, Uppal.
- B. The OWNERS and the DEVELOPER have entered into an Development Agreement dated 10.05.2007 in respect of development of the Scheduled Land. The Development Agreement is registered with SRO, Uppal vide document bearing no. 6334/07, dated 10.05.2007.
- C. In terms of Development Agreement, the OWNERS have given the Scheduled Land to the DEVELOPER for the purposes of developing into several plots by obtaining appropriate permission form the concerned authorities and there after undertake further development like construction of bungalows on the said plots. The DEVELOPER and the OWNERS have agreed to share the said plots in a ratio referred to in the development agreement.
- D. The DEVELOPER has obtained permission from HUDA in file no. 2698/MP2/Plg/H/2007 for plotting the Scheduled land along with others lands owned by the DEVELOPER adjoining the Scheduled Land. The Scheduled land as per sanction shall be made into plots bearing nos. 354 to 368.
- E. As per the terms of the development agreement the OWNERS and DEVELOPER have mutually agreed to divide the plots amongst themselves as given below

S. No.	Plot No.	Area	Plot falling to share of
1	354	231	Owners
2	355	174	Owners
3	356,	201	Developer
4	357,	264	Developer
5	358,	174	Owners
6	359,	231	Owners
7	360	455	Developer
8	361	387	Developer
9	362	182	Developer
10	363	402	Developer
11	364	196	Developer
12	365	179	Developer
13	366	198	Developer
14	367	284	Developer
15	368	342	Developer

F. The OWNERS shall be entitled to sell their share of plots bearing nos. 354, 355, 358 & 359 along with constructions thereon in the SCHEDULED LAND. The DEVELOPER shall be entitled to sells its share of plots bearing nos. 356, 357, & 360 to 368 in the SCHEDULED LAND.

For MEHTA & MODI HOMES

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- G. The above referred Development Agreement has vested rights of the CWNERS and of the DEVELOPER to sell their respective shares of plots without any let and hindrance from each other.
- H. The DEVELOPER has requested the OWNERS to execute a General Power of Attorney in its favour for its share of plots so as to enable the DEVELOPER to sell its share of plots to prospective purchasers without any further reference to the OWNERS.
- I. In pursuance of the above understanding contained in Development Agreement dated 10.05.2007, this General Power of Attorney is executed.

NOW THEREFORE THIS GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

- 1. In pursuance of the foregoing and in consideration of the mutual obligations undertaken by the OWNERS and the DEVELOPER under the Development Agreement dated 10.05.2007 the OWNERS hereby authorize the DEVELOPER to do the following acts in the name of and on behalf of the OWNERS with respect to the DEVELOPER share of plots, bearing nos. 356, 357, & 360 to 368 more fully described in the schedule given hereunder.
 - a) To enter into sub contract for the sale of the said plots for any consideration which they deem reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
 - b) To sell the said plots to the prospective purchaser or his / her nominee or nominees.
 - c) 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.
 - d) 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.
 - e) 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 plots.
 - f) 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 plots.
 - g) 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.

h) Generally to act as the Attorney or Agent of the OWNERS in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said plots as fully and effectually in all respects as the OWNERS themselves would do if personally present.

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FOR MEHTA & MODI HOMES

- i) The OWNERS 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, namely the DEVELOPER in pursuance of these presents.
- j) To develop such land 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.
- k) To execute and apply for electricity connections, water connections, drainage connections and to make such necessary payments in the name of the OWNERS.

SCHEDULE OF THE LAND

All that portion of the land area to the extent of Ac. 1-09 Gts., in Sy. No. 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S.R.O. Uppal and bounded by:

> North : Sy. No. 47 South : Sy. No. 30 Fast : Sy. No. 88 & 94 West : Part of Sy. No. 45

SCHEDULE OF THE DEVELOERS SHARE OF PLOTS

All that portion of the land admeasuring 3395 sq. yds., forming a part Sy. No. 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S.R.O. Uppal being plots nos. 356 (admeasuring 201 sq. yds) 357 (admeasuring 264 sq. yds), 358 (admeasuring 174 sq. yds), 359 (admeasuring 231 sq. yds), 360 (admeasuring 455 sq. yds), 361 (admeasuring 287 sq. yds), 362 (admeasuring 182 sq. yds), 363 (admeasuring 402 sq. yds), 364 (admeasuring 196 sq. yds), 365 (admeasuring 179 sq. yds), 366 (admeasuring 198 sq. yds), 367 (admeasuring 284 sq. yds) & 368 (admeasuring 342 sq. yds) and bounded by:

> : Sy. No. 47 North : Sy. No. 30 South East : Sy. No. 88 & 94 : Part of Sy. No. 45 West

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:

OWNERS

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Ms. Hetal K. Parikh

Shri, Piyush J Parikh

For MEHTA & MODI HOME Mehta & MODOTHM

Suresh U Mehta

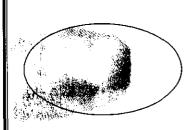
Partner

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

SL.NO.

FINGER
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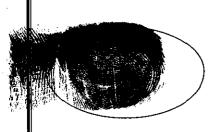
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





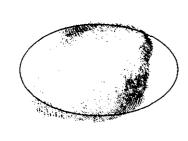
OWNERS:

 MS. HETAL K. PARIKH D/O. SHRI. KRISHNA KANTH PARIKH R/O.-10-98/6 DWARAKADAS CO-OPERATIVE SOCIETY BEGUMPET HYDERABAD - 500 016





 SHRI. PRAVESH B. PARIKH S/O.SHRI. BHARAT S. PARIKH R/O.1-10-98/41, 1ST FLOOR DWARAKADAS CO-OPERATIVE SOCIETY BEGUMPET HYDERABAD – 16.





3. SHRI, PIYUSH J PARIKH, S/O. LATE SHRI. JAGADISH S PARIKH, R/O.1-10-98/41, 2ND FLOOR, DWARAKADAS CO-OPERATIVE SOCIETY, BEGUMPET HYDERABAD – 16.

SIGNATURE OF WITNESSES:

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SIGNATURE OF EXECUTANTS

For MEHTA & MODI, HOMES

Partner

FOR MEHTA & MODI HOMES

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

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PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT
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PRESENTANT / SELLER / BUYER

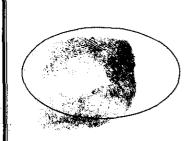




DEVELOPER:

M/S. MEHTA & MODI HOMES, HAVING ITS (O) 5-4-187/3, & 4, III FLOOR, SOHAM MANSION, M.G. ROAD, SEC-BAD – 500 003. REP. BY ITS PARTNERS

1. MR. SOHAM MODI S/O. MR. SATISH MODI





2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O) 5-4-187/3, & 4 SOHAM MANSION M. G. ROAD SEC-BAD – 500 003

SIGNATURE OF WITNESSES:

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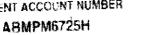
SIGNATURE OF EXECUTANTS

For MEHTA-8 MODI HOMES

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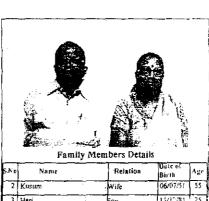
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> D.P.L. No. 114 BHARAT SCOUTS & GUIDES-I PARADIGE, SEC'BAD

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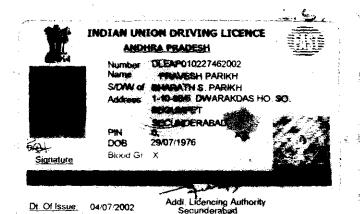
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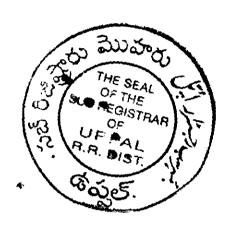


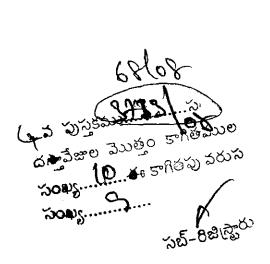


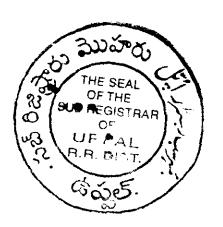
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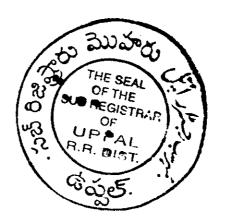
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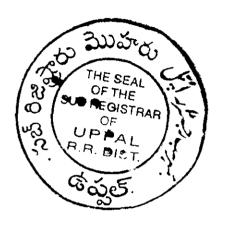


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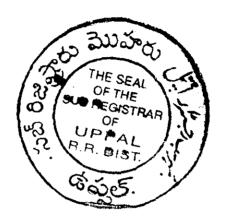
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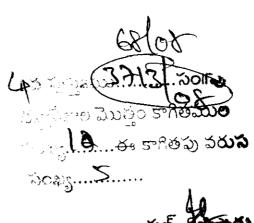


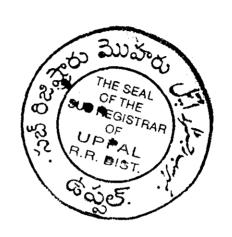
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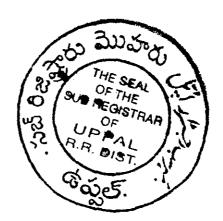
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సల్-రిజీక్తారు

No. 17-13 of 200. Date. Section 42 of April of 1800.

I hereby certify that the proper deficit stamp duty of Rs. 6.7800. Rupees. Market Value consideration of Rs. 6.750.000. Deing higher than the consideration agreed Market Value.

s R.O. Uppal and Conduct U.S. 4184

INDIAN STAMP ACT

Hegistration Endorsement

An amount of Rs 6.7800 towards Stamp Duty Including Transfer duty and Rs. 1000 towards Registration Fee was paid by the part, through Ghallan Receipt Number 8.240 0. Dated 19.10 Vat SBH Habsiguda Branch Sec'bas.

6.8.H. Habelguda A/c Mo. 01900059786 M 6.R.O. Uppak

