



Sl. No. 4991 Date 28/9/04 Rs. 2000
 Sold to Prabhat Reddy
 S/o Pradip Reddy Ho. Sec'd
 for Whom Modi Properties & Investments Pvt Ltd Ho. Sec'd

L-G-Cleerij
 LEELA G. CHALGI
 STAMP VENDOR
 L. No: 13/97, D. No: 11/2003
 6-4-76/A, Cellar, Renigunj
 SECUNDERABAD - 500 003

SPECIFIC POWER OF ATTORNEY

This **SPECIFIC POWER OF ATTORNEY** is made and executed at Hyderabad on this 28th day of September 2004 by

1. **MRS. KOKILABEN J. KADAKIA**, Wife of. Late Jayantilal M. Kadakia aged about 72 years, permanent resident of H.No. 1-10-176, Begumpet, Hyderabad – 500 016, and temporarily residing at #910, South Elcamino, Real Samclemante, California – 92672, U.S.A.
2. **SHRI. RAJESH J. KADAKIA**, Son of Late Jayantilal M. Kadakia aged about 50 years residing at #910, South Elcamino, Real Samclemante, California – 92672, U.S.A.
3. **SHRI. SHARAD J. KADAKIA**, Son of Late Jayantilal M. Kadakia aged about 46 years residing at #5405, Alton, Pkwy-639, Irvine, California, U.S.A.

(herein after referred to as the PRINCIPAL).

AND

M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M. G. Road, Secunderabad, and represented by its Managing Director Sri. Soham Modi, S/o. Shri Satish Modi, aged about 34 years, Occupation: Business..

(herein after referred to as AGENT).

कोकीलाबेन. ज. काडकिया.
 (KJK)

(KJK)
 Rajesh Kadakia

(KJK)
 Sharad Kadakia

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Under Property Management Agreement dated 1st September 2004, the PRINCIPAL has given Property Management Services to the AGENT in respect of residential VILLA, situated behind the commercial complex building known as "GREENS TOWERS" bearing Municipal No.1-10-178/3/1 & 1-10-178/3/21, situated at Begumpet, Hyderabad – 500 016, consisting of Main House with 4 bed rooms, 4 toilets, court yard, living, dining, kitchen, admeasuring about 3000 Square feet and a detached house with 2 units consisting of 1 bedroom, toilet and kitchenette, admeasuring about 800 sft., on a total land area of about 1700 Sq.Yards, herein after this Premises referred to as "Scheduled Premises".

The AGENT under above referred agreement is authorised to do various acts and deeds and to enable the AGENT to perform its obligations the PRINCIPAL has agreed to execute a Specific Power of Attorney in favour of the AGENT.

KNOW ALL MEN BY THESE PRESENTS THAT THE PRINCIPAL doth hereby appoint, nominate and constitute the AGENT aforementioned as his attorney to do all or any of the following acts on behalf of the PRINCIPAL in respect of the Scheduled Premises.

- (a) To advertise, make brochures, negotiate and finalize the lease of the Scheduled Premises with prospective tenants on such terms and conditions, as the AGENT deem fit and proper.
- (b) To negotiate and finalize the renewal of the lease with the existing tenants on such terms and conditions, as the AGENT deem fit and proper.
- (c) To maintain and upkeep the Scheduled Premises in good condition and if required to make additions, alterations and improvements to the building.
- (d) To appoint full time/part time maintenance staff like watchmen, electrician, plumber, engineer, supervisor etc., that may be required for the maintenance on such terms and conditions, as they deem fit and proper.
- (e) To collect rents, maintenance charges and rent deposits from the tenants and to issue appropriate receipts for the same
- (f) To initiate legal action against any person(s) to protect the interest/rights of the PRINCIPAL
- (g) To represent the PRINCIPAL before MCH, electricity department, water and sewerage board and other Govt. authorities in connection with property tax assessment, water connections, electricity connections, drainage connections etc.
- (h) To do all such other acts and deeds that are generally required for an efficient management of the property.

The PRINCIPAL hereby agrees to ratify, abide by and confirm all acts lawfully perform by the AGENT in pursuance of this Specific Power of Attorney.

डा.डी.रा.जे.च.एस.डी.या.

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[Signature]

[Signature]
Shenabima Godalia

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IN WITNESS whereof the PRINCIPAL has signed these presents on the date and at the place mentioned herein above in the presence of following witnesses.

WITNESSES

1. Jigar S Kotak
Jigar S Kotak

2. SSKadakia
Swati S. Kadakia

PRINCIPAL

① કોકિલાબેન.જ.કડાકીયા

SMT. KOKILABEN J. KADAKIA

②

Mr. RAJESH J. KADAKIA

Sharad J. Kadakia
Mr. SHARAD J. KADAKIA

(AGENT)

For Modi Properties & Inv. (P) Ltd.

**(Soham Modi)
Managing Director**