



ఆంధ్ర ప్రదేశ్ / ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

DOAA 032299

S. No. 3484 Date 05/12/2003 Rs. 100

Name.....

Smt. Kokilaben J. Kadakia

M. RAMADEVI

S/o, D/o, W/o.....

Jayantilal M. Kadakia

STAMP VENDOR

For Witness.....

Self

No. 22 12/2001

Beside... City... East... Secunderabad.

SPECIFIC POWER OF ATTORNEY

This Specific Power of Attorney is made and executed at Hyderabad on this 5th day of December 2003 by

Mrs. Kokilaben J. Kadakia, W/o. Mr. Jayantilal M. Kadakia, aged about 68 years, R/o. H.No. -1-10-178/3/1 & 2, Begumpet Main Road, Hyderabad – 500 016.

(herein after referred to as the PRINCIPAL).

AND

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.

(herein after referred to as AGENT).

For Modi Properties & Investments Pvt. Ltd ,

Soham Modi
Managing Director



* కొకిలాలేన. జ. కడకీయా.

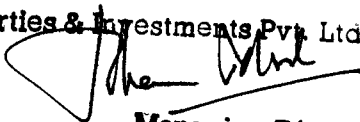
Under Property Management Agreement dated 5th December 2003, the PRINCIPAL has given Property Management Services to the AGENT in respect of building known as **Greens Towers** bearing No. 1-10-176, situated at Begumpet Main Road, Opposite Hyderabad Public School, Hyderabad – 500 016, consisting of ground + four floors of about 77,000 sft and about 40,000 sft covered parking space in the two basement floors. This building hereinafter is referred to Scheduled Premises.

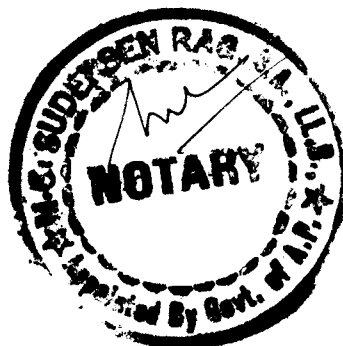
The AGENT under above referred agreement is authorised to do various acts and deeds and to enable the AGENT to perform its obligations the PRINCIPAL has agreed to execute a Specific Power of Attorney in favour of the AGENT.

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 operate Bank Account opened by the PRINCIPAL for the purposes of the maintenance of the Scheduled Premises
- (i) 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.

For Modi Properties & Investments Pvt. Ltd

Managing Director



× 513/11/2011-8-553/211.

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

✓
G. KANAKARAO
2. Shanulmalbale

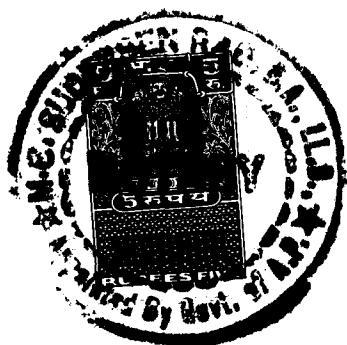
PRINCIPAL

સિદ્ધિલાલ જી. કાદકિયા
[KOKILABEN J. KADAKIA]

AGENT

Modi Properties & Investments Pvt Ltd
For Modi Properties & Investments Pvt. Ltd.,

Shanulmalbale
(SHEKHAR MODI)
(Managing Director)



ATTESTED
17/3/2004
M.C. Sudarshan Rao
B.A., LL.B.
ADVOCATE & NOTARY
SITAFALMANDI
SECUNDERABAD
PHONE 17508684