



ఆంధ్ర ప్రదేశ్ / ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 s. No. 3488 Date 05/12/2003 Rs. 100  
 Name: Smt Kokilaben J. Kadakia  
 No. 2 to, W/o Jayantilal M. Kadakia  
 For Whom Smt.

00AA 032298

MR

M. RAMADEVI  
 STAMP VENDOR

No. 22, ... 2007  
 Beside ...  
 City ...  
 East Godavari, Secunderabad.

**PROPERTY MANAGEMENT AGREEMENT**

This agreement is made and executed at Hyderabad on this 5<sup>th</sup> day of December 2003 by and between:

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

(herein after referred to as the OWNER).

**AND**

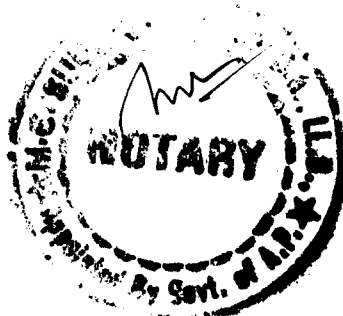
**MODI PROPERTIES & INVESTMENTS PVT. LTD.**, a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Managing Director Sri. Soham Modi, S/o. Shri Satish Modi.

(herein after referred to as MANAGER).

The expressions OWNERS and MANAGER shall mean and include unless it is repugnant to the context their legal heir, administrator, executor, assignee, nominee, successor in interest, successor in office and the like.

For Modi Properties & Investments Pvt. Ltd.,

*[Signature]*  
 Managing Director



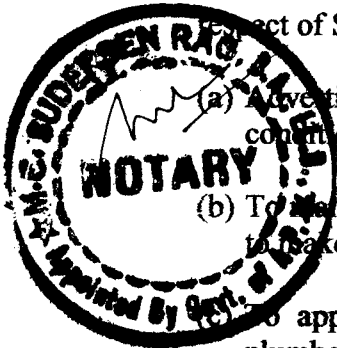
x కకిలబెన్. జ. కడకీయా.

**WHEREAS**

1. The OWNER has developed/constructed a building known as **Greens Towers** on land area of about 3,682 sq. yards bearing Municipal No. 1-10-176, situated at Begumpet Main Road, Opposite Hyderabad Public School, Hyderabad – 500 016. The area of the building consisting of two parking floors, Ground floor and four upper floors is about 40,000 sft in the basement floors and about 77,000 sft on the upper floors. Herein after this building is referred to as “Scheduled Premises”.
2. The OWNER intends to give on lease the constructed premises to various parties and intends that the property as a whole be efficiently managed.
3. The MANAGER is engaged in the business of real estate as developers, managers, underwriters etc., and has reasonable experience, manpower and other resources.
4. The OWNER has approached the MANAGER with a request to take over the various aspects of a property management such as marketing, negotiating with tenants/prospective purchasers, day to day maintenance of the building involving appointment and supervision of watchmen, electrician, plumber etc., collection of rents and other charges from the tenants and proper accounting of rents collected and expenses.
5. The MANAGER has agreed to render its property management services in respect of the Scheduled Premises on certain terms and conditions.
6. The parties hereto have agreed to certain terms and conditions for the property management and are desirous of reducing the same into writing.

**NOW THEREFORE THIS PROPERTY MANAGEMENT AGREEMENT WITNESSETH AS FOLLOWS:**

1. That the OWNER have agreed to give on a consideration and terms and conditions contained herein to the MANAGER the management 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”.
2. That the MANAGER has agreed to take from the OWNER the property management of the Scheduled Premises on consideration and terms and conditions contained herein.
3. That the MANAGER shall undertake the following property management services in respect of Scheduled Premises at the cost of the OWNER.
  - (a) Advertise, make brochures, negotiate and finalize the lease on such terms and conditions, as they deem fit and proper.
  - (b) To maintain and upkeep the Scheduled Premises in good condition and if required to make additions, alterations and improvements to the building.



For Modi Properties & Investments Pvt. Ltd.,

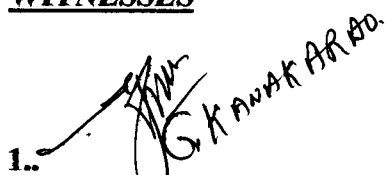
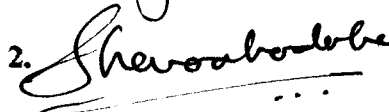
  
Managing Director

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- (d) Liaison with the tenants
  - (e) Collection of rents and maintenance charges from the tenants
  - (f) Maintenance of accounts.
  - (g) To do all such other acts and deeds that are generally required for an efficient management of the property.
4. That the MANAGER for its services shall be entitled to 5% of the gross rent and general amenities charges receivable from various tenants of the Scheduled Premises. The service charges shall be payable by the OWNER monthly on receipt of rents from the tenants, alternatively the MANGER shall be entitled to collect 5% of the gross rent and general amenities charges receivable from various tenants directly from the tenants.
  5. That the MANAGER shall be entitled to 5% of the rent/security deposit received from the tenants of the Scheduled Premises free of interest and shall be refunded to the OWNERS at the time of tenant vacating or on termination
  6. That this agreement shall be effective from 1<sup>st</sup> December 2003 and shall be for a period of 10 years. However either party on giving an advance notice of 3 months to the other party can terminate this agreement.
  7. That for the smooth and efficient day to day management, the OWNER hereby agrees
    - (a) To execute a specific power of attorney and/or any other document(s) in favour of MANAGER authorising it to negotiate, to execute lease agreements, to collect rents and other charges, to initiate legal action against tenants, to issue rental receipts etc.
    - (b) To open a bank account in a Bank convenient to the MANAGER and to give a mandate to the MANAGER for its operation.
  8. That it is clearly understood by the parties hereto that the MANAGER by virtue of this agreement will not have claim of any tenancy/ownership rights over the Scheduled Premises.
  9. That the OWNER shall be binded by the acts and deeds done by the MANAGER for and on behalf of the OWNER in performance of its obligations under this agreement.

IN WITNESS whereof the parties hereto have put their respective hands on the date mentioned herein above.

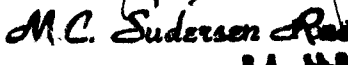
**WITNESSES**

1.   
G.K. Anark Ar. No.
2.   
Sheroabombhe

(OWNER)

  
SMT. KOKILABEN J. KADAKIA

**ATTESTED**

  
M.C. Sudersen  
B.A., LL.B.  
ADVOCATE & NOTARY  
SITAPALMANDI  
SECUNDERABAD  
PHONE 750884

(MANAGER)

For Modi Properties & Inv. (P) Ltd.

Modi Properties & Investment Pvt. Ltd.,

  
(Soham Modi)  
Managing Director

