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09AA 536420

LEELA G. CHIMALGI

STAMP VEN

L.No. 02/20

5-4-76/A, Gollar,

SECUNDERABAD

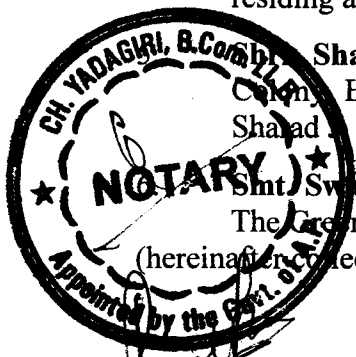
S. No. 597 Date 27/1/06 Rs. 100/-
 Sold to Smt. Kokilaben Kadakia
 S/o. W/o. Late Jayantilal M. Kadakia
 For Whom Self & others



SPECIFIC POWER OF ATTORNEY

This Specific Power of Attorney is made and executed at Hyderabad on this 27th day of February 2006 by

1. **Smt. Kokilaben J. Kadakia** W/o. Late Shri. Jayantilal M. Kadakia aged about 73 years resident of Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad,
2. **Shri. Rajesh J. Kadakia**, S/o. Late Shri. Jayantilal M. Kadakia aged about 51 years, residing at # 910, South Elcamino, Real Samclemante, California – 92672, U.S.A.,
3. **Shri. Rajesh Kadakia HUF** having its office at Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad and represented by its Karta Shri. Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia,
4. **Shri. Sharad J. Kadakia** S/o. Late Shri. Jayantilal M. Kadakia aged about 47 years, residing at The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.,
Sharad J. Kadakia HUF having its office at Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad and represented by its Karta Shri. Sharad J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia
Smt. Swati S. Kadakia W/o. Shri. Sharad J. Kadakia aged about 43 years, residing at # The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.,
 (hereinafter collectively referred to as the "PRINCIPALS").



(Signatures)
 Kokilaben J. Kadakia
 S. Kadakia for Modi Properties & Investments Pvt. Ltd.,
 Managing Director

IN FAVOUR OF

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. Sri Satish Modi, (herein after referred to as **AGENT**)

The expressions **PRINCIPALS** and **AGENT** 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.

Under Property Management Agreement dated 1st February 2006, the **PRINCIPALS** has given Property Management Services to the **AGENT** in respect of commercial space admeasuring about 15,000 Sq. ft consisting basement, ground plus two upper floors in the building known as **S.M.MODI COMMERCIAL COMPLEX** bearing Municipal Nos. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003. This complex is hereinafter referred to “**Scheduled Premises.**”

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

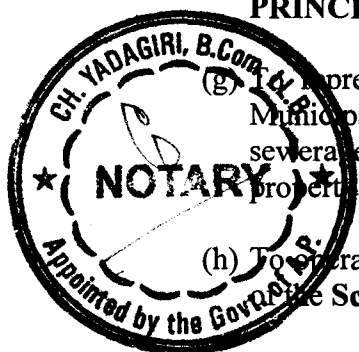
KNOW ALL MEN BY THESE PRESENTS THAT THE **PRINCIPALS** doth hereby appoint, nominate and constitute the **AGENT** aforementioned as his attorney to do all or any of the following acts on behalf of the **PRINCIPALS** in respect of the Scheduled Premises.

- (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 buildings.
- (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 **PRINCIPALS**

(g) To represent the **PRINCIPALS** before Municipal Corporation of Hyderabad and other Municipalities in and around Hyderabad, electricity department (A. P. Transco), water and sewerage board (HMWS&SB and other Govt. authorities/departments in connection with property tax assessment, water connections, electricity connections, drainage connections etc.

(h) To operate Bank Account opened by the **PRINCIPALS** 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.



Kotikalasa. J. Kodakia

[Signature]

[Signature]

[Signature]
(S.S.K.)

[Signature]
(S.S.K.)

[Signature]
(S.S.K.)

For Modi Properties & Investments Pvt. Ltd

[Signature]
Managing Director

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

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

WITNESSES

(OWNERS)

1.

Kokilaben J. Kadakia

1. Smt. Kokilaben J. Kadakia

2.

(25/11/20) *Rajesh J. Kadakia*

2. Rajesh J. Kadakia

(25/11/20) *Rajesh J. Kadakia HUF*

3. Rajesh J. Kadakia HUF

(25/11/20) *Sharad J. Kadakia*

4. Sharad J. Kadakia

Sharad J. Kadakia HUF

5. Sharad J. Kadakia HUF

(25/11/20) *Swati S. Kadakia*

6. Smt. Swati S. Kadakia

AGENT

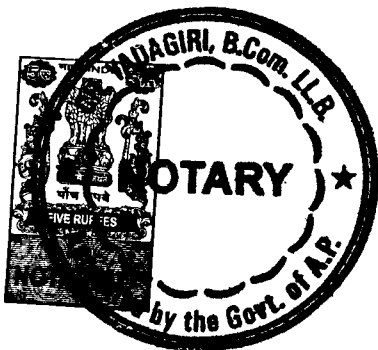
MACHA BOLARAM INVESTMENTS PVT. LTD.

Soham Modi

Managing Director

ATTESTED

(Soham Modi)
(Managing Director)



CH. YADAGIRI
CH. YADAGIRI,
B.Com., LL.B.
ADVOCATE & NOTARY
MACHA BOLARAM
R.R. DIST. SECUNDERABAD
A.P. INDIA



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

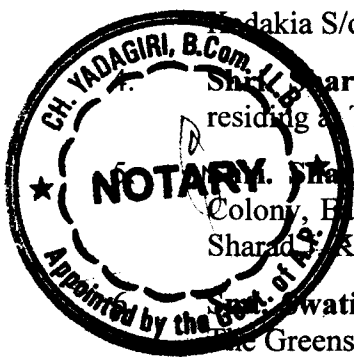
S. No. 596 Date 27/1/06 Rs. 100/-
Sold to Smt. Kokilaben J. Kadakia
S/o. Late Jayantilal M. Kadakia
For Whom Self and heirs

L. G. Chimala
09AA 536419
LEELA G. CHIMALA
STAMP V
L.No. 5
6-4-76/A, Col
SECUNDERABAD

SPECIFIC POWER OF ATTORNEY

This Specific Power of Attorney is made and executed at Hyderabad on this 25th day of February 2006 by

1. **Smt. Kokilaben J. Kadakia** W/o. Late Shri. Jayantilal M. Kadakia aged about 73 years resident of Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad,
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5. **Shri. Sharad J. Kadakia HUF** having its office at Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad and represented by its Karta Shri. Sharad J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia
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(hereinafter collectively referred to as the "PRINCIPALS")

Kokilaben J. Kadakia
Rajesh J. Kadakia
Sharad J. Kadakia
Swati S. Kadakia
Sharad J. Kadakia
For Modi Properties & Investments Pvt. Ltd.
Shri. Modi
Managing Director

IN FAVOUR OF

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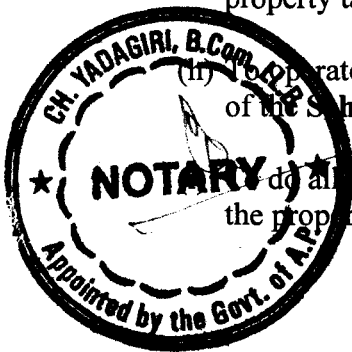
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- (g) To represent the **PRINCIPALS** before Municipal Corporation of Hyderabad and other Municipalities in and around Hyderabad, electricity department (A. P. Transco), water and sewerage board (HMWS&SB and other Govt. authorities/departments in connection with property tax assessment, water connections, electricity connections, drainage connections etc.

(h) To open a separate Bank Account opened by the **PRINCIPALS** for the purposes of the maintenance of the Scheduled Premises

do all such other acts and deeds that are generally required for an efficient management of the property.



[Handwritten signatures and names]

For Modi Properties & Investments Pvt. Ltd.,

[Signature]
Managing Director

[Signature]
Kokilaben. J. Kadakia

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WITNESSES

(OWNERS)

1.

Kokilaben J. Kadakia

1. Smt. Kokilaben J. Kadakia

2.

(Rajesh)
2. Rajesh J. Kadakia

(Rajesh HUF)
3. Rajesh J. Kadakia HUF

Sharad J. Kadakia
4. Sharad J. Kadakia

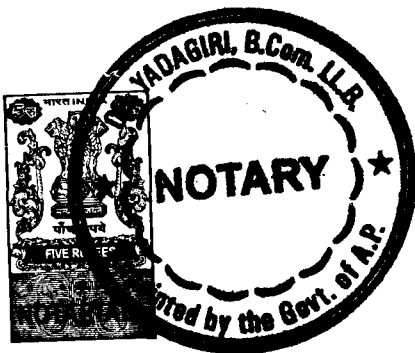
(Sharad HUF)
5. Sharad J. Kadakia HUF

(Swati)
6. Smt. Swati S. Kadakia

AGENT

Modi Properties & Investments Pvt Ltd
for Modi Properties & Investments Pvt. Ltd

Soham Modi
Managing Director
(Soham Modi)
(Managing Director)



ATTESTED

CH. YADAGIRI
B.Com., LL.B.
ADVOCATE & NOTARY
MACHA BOLARAM
R.R. DIST. SECUNDERABAD
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