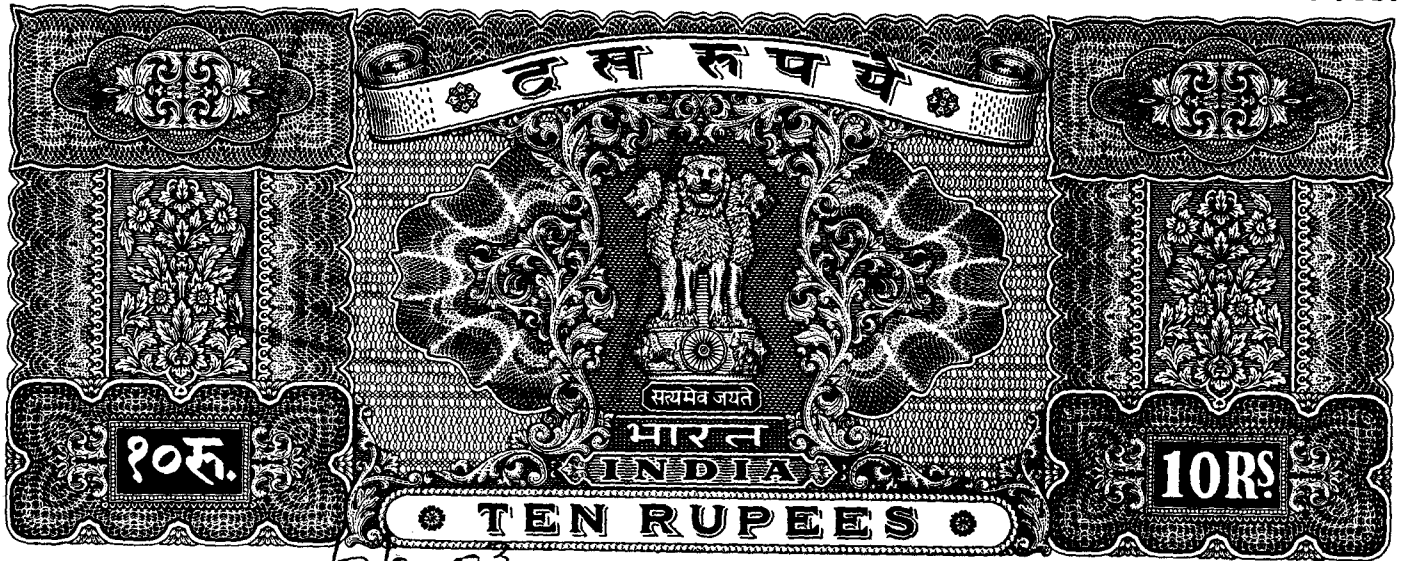


10 Rs.



30/7/2003,  
 S. No. 4498 Date 10-08-03  
 Sold to Modi Properties and Investments Pvt. Ltd. by Leela G. Chimalgi  
 S/o. Mr. Kantilal Desai  
 For Whom Self  
 L. No: 13/97 K. No: 1/2003  
 5-4-18/A Cellar, Ranigunj  
 SECUNDERABAD - 500 003.

**SPECIFIC POWER OF ATTORNEY**

This **SPECIFIC POWER OF ATTORNEY** is made and executed at Hyderabad on this 1<sup>st</sup> August day of 2003 by

1. **Smt. Nirmalaben Kantilal Desai Charitable Trust**, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad – 500 003, represented by Mr. Vinod Desai, S/o. Mr. Kantilal Desai, hereinafter called the **LESSOR** (which expression shall mean and include whenever the context may so require his successor-in-interest)

**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**).

Under Property Management Agreement dated 1<sup>st</sup> August 2003, the **PRINCIPAL** has given Property Management Services to the **AGENT** in respect of the of Premises admeasuring 3000 sft of super built up area bearing No.5-4-187/3 & 4/4 on the first floor of the building known as Soham Mansion, M. G. Road, Secunderabad – 500 003. These premises are hereinafter referred to “**Scheduled Premises.**”

For Modi Properties & Investments Pvt. Ltd.

*Soham Modi*  
 Managing Director

*x Vinod Desai*

The AGENT under above referred agreement is authorized to do various acts and deeds and to enable the AGENT to perform its obligations the PRINCIPAL as 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 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 PRINCIPAL
- (g) To represent the PRINCIPAL 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 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.


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.

  
**PRINCIPAL**  
**Smt. Nirmalaben Kantilal Desai Charitable Trust rep. by**  
**Mr. Vinod K. Desai**  
For Modi Properties & Investments Pvt. Ltd.

2.

  
**Managing Director**  
**AGENT**  
**Soham Modi, Managing Director of**  
**Modi Properties & Investments Pvt. Ltd.**