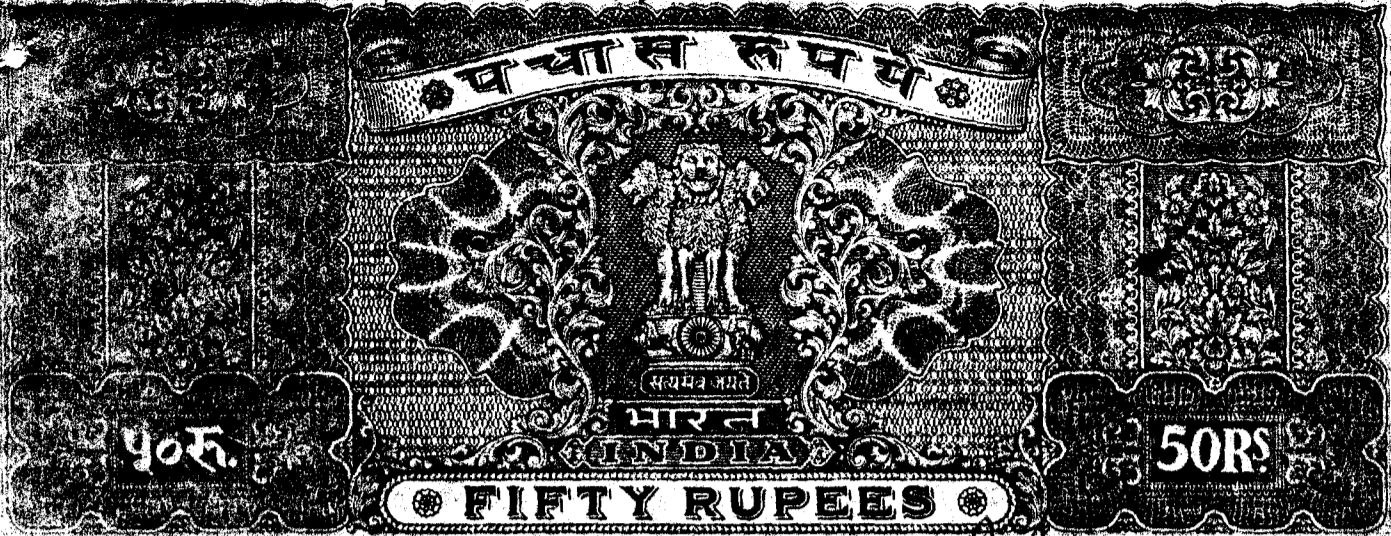


1109/14/92

50 Rs.



S. N. 29654... 9.9.92...  
Sold to...  
S/o...  
For whom

*Turkine*  
*hijrah* Res &  
*M. Ashok Purushottam*  
*Subbarayudu*

P. RAMA SUBBAMMA  
STAMP VENDOR  
L. No. 15/66, R. No. 7/1990,  
4-2-110, OLD BHOIGUDA,  
SECUNDERABAD - A. P.

IRREVOCABLE POWER OF ATTORNEY

This IRREVOCABLE POWER OF ATTORNEY, executed at Secunderabad, this 14th day of September, 1992 by:-

Sri M.B.S. Purushottam, Son of Late Dr. M.V. Subbarayudu, aged 52 years, residing at C-11, Vikram-puri Colony, Secunderabad, hereinafter called the "PRINCIPAL"

IN FAVOUR OF

P. Ashok Chakravarthi, Son of P.V. Manikyarao, aged 28 years, residing at 1-8-488, Chikkad-palli, Hyderabad-500 020,

hereinafter called the "AGENT", witnesseth as follows:

By an Agreement executed on 14th September, 1992 the Principal has agreed to sell to Master Soham Modi and Master Sourabh Modi, the property consisting of land

...2.

*M. B. S. Purushottam*

admeasuring 315 Sq.meters more particularly described in the Schedule annexed hereto and hereinafter referred to as the "SCHEDULE MENTIONED PROPERTY".

In consideration of the Purchasers having paid the Principal the entire Sale consideration, the Principal has placed the Purchasers in actual physical possession of the Schedule mentioned property, with the right to further develop the Schedule Mentioned property for the benefit and enjoyment of the Purchasers, pending completion of the formalities of obtaining a regular conveyance executed and registered in favour of the Purchasers and/or their nominee or nominees at the cost and expense of the Purchasers, and in order to enable the Purchasers to further develop and enjoy the Schedule mentioned property as effectively as the owner himself could do, the Principal has agreed to execute this General Power of Attorney in respect of the Schedule mentioned property only.

KNOW ALL MEN BY THESE PRESENTS THAT the Principal doth hereby appoint, nominate and constitute the Agent the aforementioned P.Ashok Chakravarthi, as the General Power of Attorney Agent, to do all or any of the following acts on his (Principal) behalf in respect of the Schedule mentioned property:

- a) To apply for and obtain sanction for any further constructions or structures and to do every act in this connection;
- b) To execute Sale Deed in favour of Master Soham Modi and Master Sourabh Modi ~~(as per the plan enclosed~~

NBSPurushottam (herewith)

NBSPurushottam

....3.

NBSPurushottam

In consideration of Principal having received the entire Sale consideration for the Schedule Mentioned property from the Purchasers, this Power of Attorney is hereby given in favour of the Agent, who represents the Purchasers shall be irrevocable.

The Principal hereby agrees to ratify, abide by and confirm all acts lawfully performed by the Agent in pursuance of this General Power of Attorney.

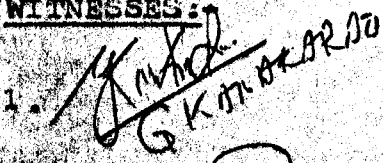
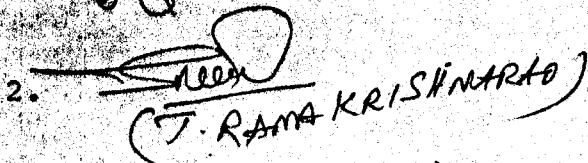
SCHEDULE

All that piece of land, measuring 315 Sq. meters situated at Begumpet Village, Survey No.41, Vallabh Nagar Taluq, Ranga Reddy District, bounded on the :

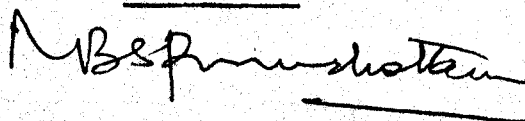
- NORTH BY: Begumpet Road
- SOUTH BY: House of Shri Subbarao
- EAST BY: Lane
- WEST BY: Neighbours

IN WITNESS WHEREOF the Principal has signed these presents on the date and at the place mentioned hereinabove in the presence of the following Witnesses.

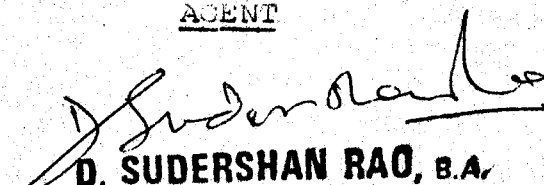
WITNESSES:

1.   
G. K. M. B. R. S. D.
2.   
(T. RAMA KRISHNARAO)

PRINCIPAL



AGENT

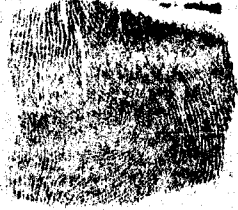
  
**D. SUDERSHAN RAO, B.A.**  
DOCUMENT WRITER,  
Lic. No: 10/85 R/No: 33/92  
HYDERABAD DISTRICT.

పంపు సంఖ్య 1109  
 పంపు నెంబరు 3  
 గిరిజాపురం నంబర్ 3  
 కాగితము వరుస  
 నంబర్  
 సబ్ రిజిస్ట్రారు

1922 వ సంవత్సరం 15/24 20 ఏప్రిల్ 1914-15  
 పేరి పేరులు 2 శ్రీ గుంటల మధ్య  
 మారిడేషన్ల నం - రిజిస్ట్రారు  
 అనునవి దాఖలు చేసి రుసుము  
 రూ 31 చెల్లించినది.

వ్యాసి యిచ్చినట్లు ఒప్పుకున్నది

నిజమే వాస్తవమే



చెల్లించినది

(G. K. ANANTHARAM)

(S. RAMAKRISHNAN)

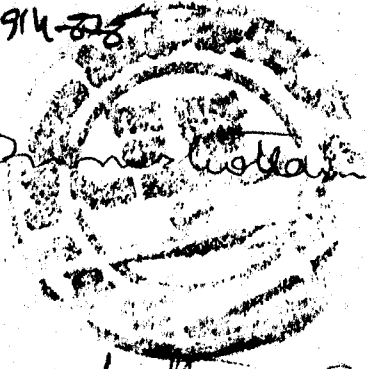
(S. RAMAKRISHNAN)

S. RAMAKRISHNAN occupation, S. Ramakrishnan  
 1-8-48, Chit. Kodapally, Hyderabad.

S/o Satyanarayana Murthy, Accountant  
 H.No 12-11-790 Warehousale  
 Secunderabad

పంపు సంఖ్య 15 తది  
 పంపు నెంబరు 24 తది

T. JOINT SUB-REGISTRAR



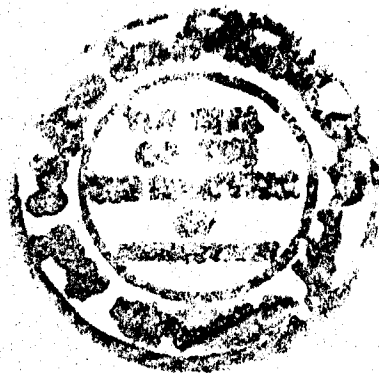
పుస్తకం...../109..... పం. 92  
దస్త్రావేజుల పుస్తకం కాగితములనెంబ్య  
..... 3 ..... ఈ కాగితము వరుస  
పంబ్య..... 2 .....  
నవ్ రిజిస్ట్రారు



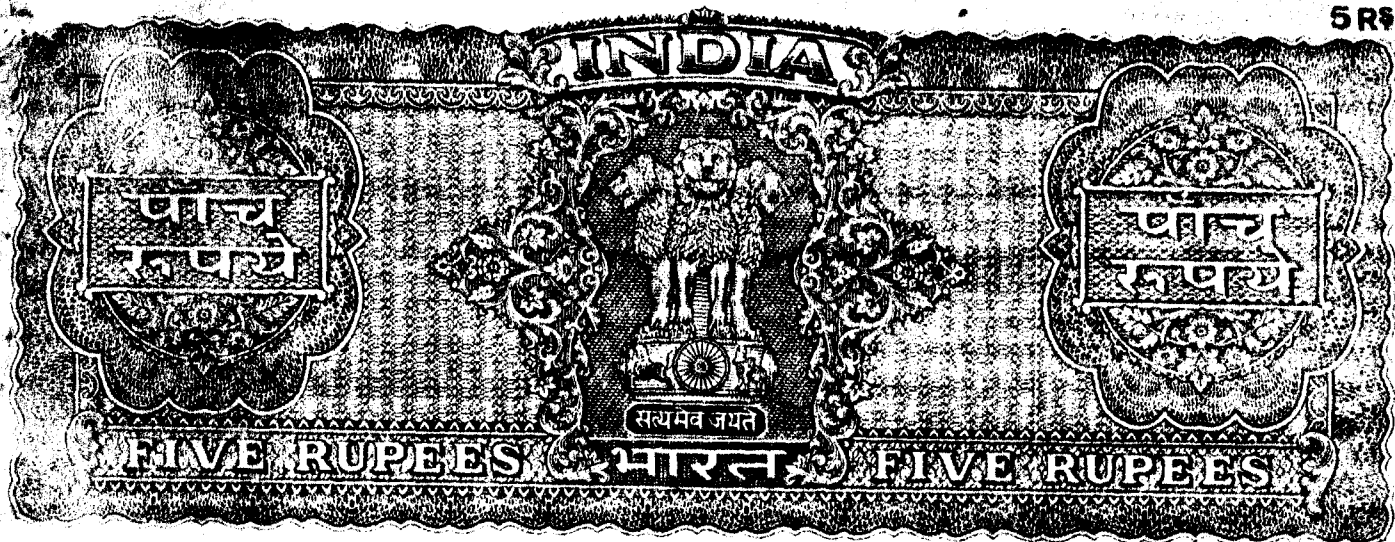
1109 ... సం. వ. 90  
 కాగితముల సంఖ్య  
 3 ... ఈ కాగితము వరుస  
 3  
 సబ్ రిజిస్ట్రారు

IV వ వస్తుకము ... 142 ... వాల్యం  
 ... 137 ... సం. 142 ... పుటలలో  
 1992వ సం. వు 1914 శా.శ. 1107 నెబరుగా  
 రిజిస్టరు చేయబడినది 1992 సెప్టెంబరు 16  
 వ తేది 1914 శా.శ. 956 ... మాసము తది  
 ...

*[Signature]*  
 T. V. C. సబ్ రిజిస్ట్రారు



THE REGISTRAR  
 HYDRABAD



6622... Date 11/3/85 Rs. 5/-  
To Krishan Sagar  
Laxman...  
S. No. 4 - S/O  
Manilal C. Modi

(2)

STAMPED  
NO. 1  
4-2-110, OLD BRIGUDA  
SECUNDERABAD-AP

Articles of Agreement made at Hyderabad (A.P) the 1st day of April 1985 Between Shri.M.B.S.Purushotham, son of Late Dr.M.V.Subbarayudu residing at C-11,Vikrampur Colony,Secunderabad Cantonment,Secunderabad, hereinafter called the "Owners" (which expression shall,unless it be repugnant to the context or meaning thereof,mean and be deemed to include their respective heirs, executors, administrators and assigns) of the One Part A N D Shri.Satish Modi, son of Late Manilal C.Modi aged 38 years residing at 701,Sarita Apartments,Road No.4,Banjara Hills,Hyderabad hereinafter called the "Developer" (which expression shall mean and include his heirs, executors,administrators,nominees successors,survivors and assigns) of the Other Part ;

W. E. R. E. A. S.:

- a) The Owners own absolutely, free from encumbrances, an immovable property situated at Begumpet, Survey No.41, Begumpet village, Vallabh Nagar Taluq, Rangareddy District.
- b) Being desirous of putting up construction on a portion of the said property viz., on a portion admeasuring approx.411 Sq.metres described in the scheduled hereunder written and shown on the Manilal - P. K. plan hereto annexed thereon surrounded by red colour boundary lines (hereinafter referred to

Manilal - P. K.

*M.B.S. Purushotham*

*Satish Modi*

Contd.2...

as "the said property") the Owners agreed with the Developer to allow the Developer to develop the said property and to carry out work of construction thereon on terms and conditions mutually agreed upon by and between the parties hereto which are hereby reduced to writing and recorded.

Shri.M.B.S.Purushotham, the Owner had agreed with Smt.Manjula Kadakia in March 1982, to sell ~~an~~ the property to be constructed by him, out of the funds to be made available by her. In this context Smt.Manjula Kadakia had paid the owner Rs.50,000/- by cheque No.827170 dated 27-3-1982,

However on account of various difficulties the Owner faced, both departmental wise and on account of personal matters, the construction could not be carried on. Smt.Manjula Kadakia, insisted on the return of her amounts.

The terms of the development rights agreed to are as under:

1. The Owners hereby agreed to allow the Developer to develop the said property and to construct on the said property a building or structures for being used for any purpose or purposes as may be permissible by law and as may be planned and/or designed by the Developer.
2. It is clearly and distinctly understood and agreed as a vital part and integral term and condition of this Agreement that the construction shall be carried out and completed by the Developer at his own cost. However, brick by brick the construction so made shall belong to the Owners and the developer shall not claim any ownership right on the super-structure raised.
3. The Developer shall reimburse the amount of to Smt.Manjula Kadakia immediately on the execution of this agreement. In case the amount is not paid, it shall carry interest @ 18% p.a.
4. The Owner shall give credit for an amount of Rs.50,000/- out of the amount being reimbursed by the developer to Smt. Manjula Kadakia as deposit which is refundable on expiry of the development rights. The deposit shall not carry any interest.

*Satish mud*

Contd...3....

*M.B.S.Purushotham*

*Manjula P. K.*



5. The Developer shall pay the Owners compensation calculated at the rate of 50 paise (. Fifty. paise) per Sq.ft per month of the area of construction that may be put up by the Developer on the said property, commencing from the date the construction in question is completed and put to use or on or before of 1st April 1986 which ever is earlier.

6. Property tax and all other outgoings and dues in respect of the said property and/or development thereof shall be borne and paid by the Development for the duration of this agreement.

7. This Agreement shall be valid and operative for a period of 9 years from 1st of April, 1986 i.e., for period ending 31st March 1995.

8. During the period of this Agreement, the Developer shall be at liberty to give out on rental or on any other basis, to persons and/or concerns and/or bodies to be selected and of the choice of the Developer, the new buildings and structures to be so constructed by the Developer on the said property or portions of such building and structures, at such rental and/or on such terms and conditions as the Developer may choose or decide, it being clearly understood that

- a) the right of the Developer to receive such rent and/or other benefit or realisation shall be limited to the period of this Agreement but no further.
- b) Since such building and structures to be put up by the Developers on the said property is to form part of the said property and is to belong to the Owners and is to be asset of the Owners all such rents and/or benefit shall belong to the Owners for the period commencing from the expiry of the aforesaid terms of 9 years i.e., after 31st March 1995.
- c) Any advance rent and/or deposit and/or other consideration that may be received or obtained by the Developer from the tenants or others shall be on condition that the same would be adjusted and/or/ appropriated and/or exhausted latest by

Contd.4....

*N. B. P. Punshattan*  
*Manjula, P. K.*

*Satish Math*

x

the expiry of the term or period of this Agreement viz. latest by the end of 9 years so that after the expiry of the aforesaid period of 9 years, there would be no outstanding right from the tenant or other occupant of the said building or structures or any part thereof which could be claimable against the Owners.

- d) For the period commencing from the expiry of the aforesaid period of 9 years all property taxes, dues and other outgoings shall be borne and paid by the Owners.
- e) The Owners would be entitled to vacant possession of the property viz., of the property with building and structures on the expiry of the aforesaid period of 9 years.

9. It is hereby clarified that the Developer shall be entitled to obtain from the prospective tenants/occupants of the said building and structures and/or a portion thereof advance rent/compensation/contribution towards the construction costs or any other consideration, with right to adjust and appropriate the same towards the rental or compensation receivable by the Developer over the aforesaid period of 9 years.

10. It is also clearly understood and agreed that the Developer shall not be required to obtain consent or of the Owners for the arrangement which may be negotiated and/or entered into by the Developer with outsiders viz., prospective tenants and/or occupants, the intention being that the Developer shall be at liberty and be entitled directly to enter into agreements with outsiders i.e., tenants/occupants in respect of the building and structures to be so constructed by the Developer on the said property or any portion of such building or structures PROVIDED HOWEVER if so desired by the Developer or tenant/occupant, the Owners shall be obliged to endorse on such document the consent and concurrence thereto of the Owners.

11. Both the parties hereto shall time to time do and execute all further acts, deeds, matters and things as may be reasonably required by the other party to carry out and implement the term and intent of this Agreement.

12. If at any time hereafter any dispute or difference shall arise between the parties hereto as regards the construction or interpretation of any term or provision hereof, and/or the respective rights and/or obligation of the respective parties and/or any other matter or things arising out of, relating to, concerning or outgoing this Agreement, the same shall be referred to arbitration of two arbitrators, one to be appointed by the Owners and One to be appointed by the Developer and the provisions of the Arbitration Act 1940 and the statutory amendments or modifications and/or re-enactments thereof for the time being in force shall apply

*in witness whereof*  
BSP Rameshram X

Sahib Malik

Contd...5...

to such arbitration. The Arbitrators or the umpire as the case may be shall have summary powers.

13. Smt. Manjula Kadakia, to whom the owner had agreed in March, 1982 to sell the property on development, hereby confirm that on receipt of the amount advanced by her to Shri. Purushotham, she will not have any right/claim whatsoever in the property mentioned herein. In token of this, she has also affixed her signature to this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand on this document and plan on this day and year first hereinabove written.

All that piece of property admeasuring 411 Sq. metres particularly marked in the plan enclosed herein bounded on the

NORTH BY : Begumpet Road

SOUTH BY : House of Shri. Subba Rao

EAST BY : Lane

and WEST BY : Property bearing Survey No. 42.

SIGNED AND DELIVERED by the  
withinnamed Owners Shri. M. B. S.  
Purushotham in the presence of ...

*M. B. S. Purushotham*

SIGNED AND DELIVERED by the  
withinnamed Developer Shri.  
Satish Modi in the presence of ...

*Satish Modi*

Smt. Manjula Kadakia .....

X *Manjula P. K.*