



S. No. 2853 Date 1-5-03 Rs. 50RS.
 Sold to MODI Properties & Investments (P) LTD.
 S/o.....
 For Whom self secured.

L-G. Chinn's
 LEELA G. CHIMALGI
 STAMP VENDOR
 L No. 1197, R. No. 1/2003
 5-4-78/A, G. J. Ranigunj
 SECUNDERABAD - 500 003.

SPECIFIC POWER OF ATTORNEY

This Specific Power of Attorney is made and executed at Hyderabad on this 1st day of June 2003 by

1. **SYED MEHDI**, S/o. Mr. Syed Mohammed, aged about 44 years, R/o. H. No. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020,
2. **RAZIA BANO**, W/o. Mr. Syed Mehdi, aged about 34 years R/o. H. No. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020,

(herein after collectively referred to as PRINCIPAL).

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 1st June 2003, the PRINCIPAL has given Property Management Services to the AGENT in respect of building known as **R M Mansion** bearing No. 8-2-684/1/18&19, situated at Road No. 12, Banjara Hills, Hyderabad, admeasuring about 18000 sft. (3000 sft. each on the ground, first and second floors and 4500 sft. each on the parking and lower 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 as agreed to execute a Specific Power of Attorney in favour of the AGENT.

1. x *Syed Mehdi*

2. *Razia Bano*

Soham Modi



S. No. 2852 Date 17-5-03 SDB.
 MODI Properties & Investment PVT. LTD.
 For Whom *see* *see*

L-G-Chimalgi
LEELA G. CHIMALGI
 STAMP VENDOR
 L No: 1297, H No: 1/2003
 5-4-25/A Cellal, Ranigunj
 SECUNDERABAD - 500 003.

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

1. *Agarwal*

2. *Razia Bano*

Shan Mod

- (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.

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.

2.

PRINCIPAL

1. Syed Mehdi

1. Syed Mehdi

2. Razia Bano

2. Razia Bano

AGENT

Modi Properties & Investments Pvt Ltd

Soham Modi

(Soham Modi)

(Managing Director)