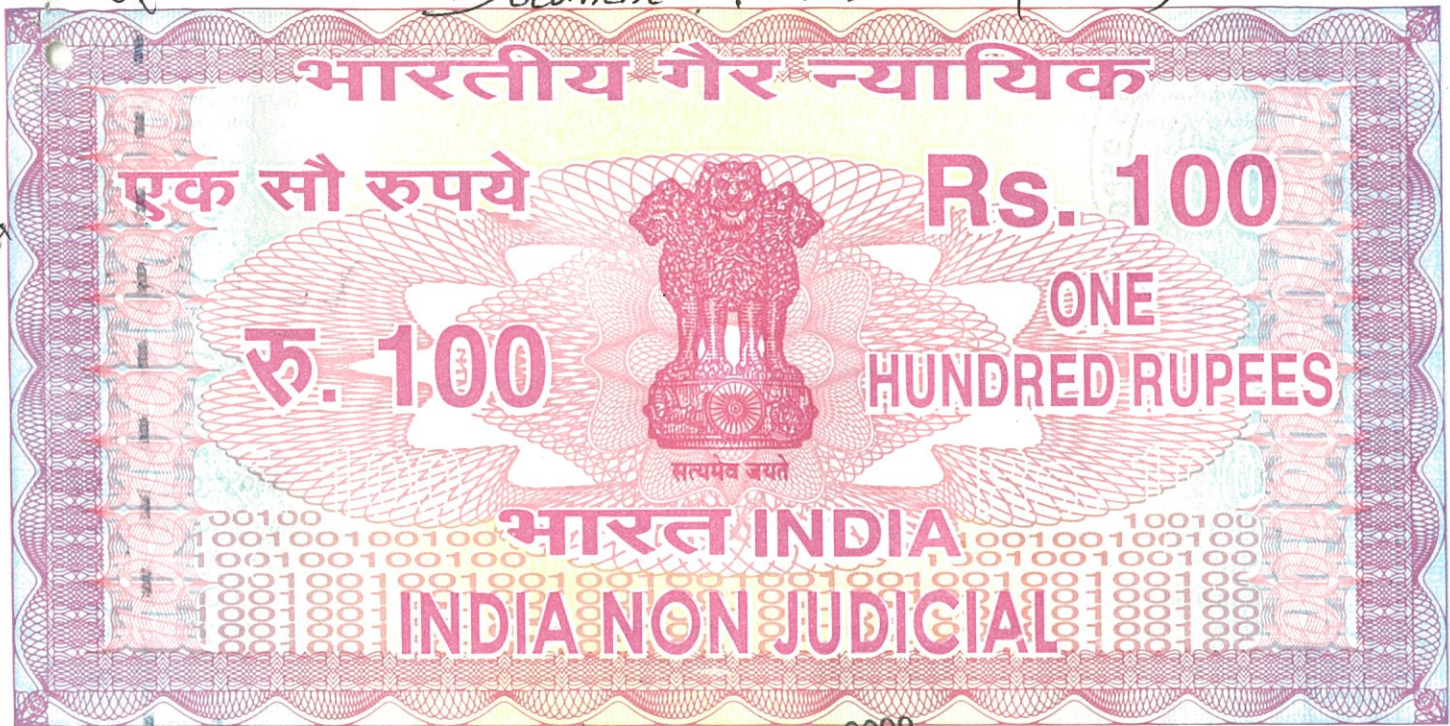


Document NO: 96/10/2022 - (Book-4)



తెలంగాణ తెలంగాణ TELANGANA

7 AUG 2022

AT 205420

S.No: 7544 Date: 17/08/2022 100/-

Sold To: Rajesh j Kadakia

S/o. D/o. W/o. Late Jayantilal Kadakia, P/o Hyd

For Whom: Self

S. ANJAMMA

Licensed Stamp Vendor Lic. No. 9/94/R 16/7/001-2021,
H. No. 3-5-948/11, Gandhi Kuteer, Narayanaguda,
Hyderabad-29, Cell: 9398802862, 9366378160.

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed on this the 21 day of August, 2022 at SRO Secunderabad by and between:

Mr. Rajesh Jayantilal Kadakia, S/o. Late Jayantilal M. Kadakia, aged about 68 years, Occupation: Business resident of 5-2-223, Gokul, 2nd Floor, Opp. Andhra Bank, Distillery Road, Hyderbasti, Secunderabad-500 003, presently residing at 910 S. El Camino Real, San Clemente, CA 92672, hereinafter referred to as the Principal.

IN FAVOUR OF

Shri Soham Modi, S/o. Late Satish Modi, aged about 52 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Attorney.

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5000/- paid between the hours of 01 and 02 on the 21st day of SEP, 2022 by Sri Rajesh Jayantilal Kadakia

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No Code Thumb Impression

Photo

Address

Signature/Ink Thumb Impression

1 AY

SOHAM MODI::21/09/2022
[1606-4-2022-100]SOHAM MODI
S/O. LATE SATISH MODIPLOT NO.280, ROAD NO.25, JUBILEE
HILLS, HYDERABAD

2 PL

PRABHAKAR REDDY (SPA
HOLDER)[R]RAJESH JAYANTILAL
KADAKIA
[1606-4-2022-100]PRABHAKAR REDDY (SPA
HOLDER)[R]RAJESH JAYANTILAL
KADAKIA
LATE JAYANTILAL M.KADAKIA
HYDERABAD**Identified by Witness:**

SI No Thumb Impression

Photo

Name & Address

Signature

1

D RAMESH::21/09/2022
[1606-4-2022-100]

D RAMESH

1-2-607/E/198 SEC BAD

2

G SAI NATH::21/09/2022
[1606-4-2022-100]

G SAI NATH

6-7-388/42 BANSILAPET SEC BAD

21st day of September, 2022

Signature of Sub Registrar
Secunderabad**E-KYC Details as received from UIDAI:**

SI No Aadhaar Details

Address:

Photo

1

Aadhaar No: XXXXXXXX9204

Name: Kandhi Prabhakar Reddy

Amberpet, Hyderabad, Telangana, 500013



2

Aadhaar No: XXXXXXXX4389

Name: Soham Satish Modi

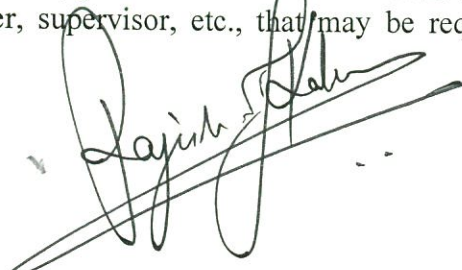
S/O Satish Modi,
Khairatabad, Hyderabad, Telangana, 500034Bk-4, CS No 100/2022 & Doct No
96 / 2022 . Sheet 1 of 9
Sub Registrar
Secunderabad

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WHEREAS:

1. The Principal is a Non-Resident-Indian (NRI) residing at 910 S. El Camino Real, San Clemente, CA 92672 in USA and is also a resident of 5-2-223, 2nd Floor, Distillery Road, Hyderbasti, Secunderabad – 500 003, India.
2. The Principal is the owner of the following properties in India (hereinafter referred to as the Said Properties):
 - a. 50% Co-owner of a commercial complex viz., Green Towers, admeasuring about 78,000 sft of office space (Ground + 4 floors) along with about 45,000 sft of parking space (2 basements) constructed on land admeasuring about 3,310 sq yds, bearing H. No. 1-10-176, 1-10-176/4 (A), 1-10-176/B, 1,10,176/C & 1-10-176/D Begumpet, Hyderabad, by way of Gift Deed registered as document no. 1716/2009 dated 18-11-2009 at SRO Secunderabad.
 - b. 50% Co-owner of a residential building viz., Green Towers Guest House admeasuring about 3,800 sft on the ground floor constructed on land admeasuring about 1,770 sft bearing H. Nos. 1-10-178/3/1 & 1-10-178/3/2, Begumpet, Hyderabad, by way of Gift Deed registered as document no. 1717/2009 dated 19-11-2009 at SRO Secunderabad.
 - c. Land under acquisition from Mr. P. Sundaram & Mrs. P. Sarada Sundaram, admeasuring about 340 sq yds, being an residential open plot bearing No. 24, situated at 157/7, Tokhatta (Sikh) Village, Secunderabad Cantonment, Telangana.
3. The Principal is also a shareholder / partner in several firms and companies registered in India and in particular the following firms and companies:
 - a. M/s. Kadakia and Modi Housing, registration no 1391 of 2006 having its office at 5-4-187/3&4, Soham Mansion, II floor, M. G. Road Secunderabad – 500003.
 - b. SDNMKJ Realty Private Limited, registration no. 067667, having its office at 5-2-223, Gokul Building, Distillery Road, Secunderabad-500003 (owner of 25,149 no. of equity shares).
 - c. JMKGEC Realtors Private Limited, registration no. 067673, having its office at 5-2-223, Gokul Building, Distillery Road, Secunderabad-500003 (owner of 1 no. of equity shares).
 - d. GV Research Centers Private Limited, registration no. U73200TG2018PTC126666, having its office at 5-4-187/3&4, Soham Nansion, II floor, M. G. Road Secunderabad – 500003 (owner of 4,000 no. of equity shares & 43,50,000 CCPS).
4. Whereas presently the Principal is staying at USA and is unable to look after/maintain/manage the above said Properties and for the purpose of managing the day to day affairs of the Principal, is hereby appointing on his/her behalf the above said Attorney for the following purposes:
 - a. Maintenance and development of the above properties which shall include:
 - i. Deploying men and procuring material for up-keep, maintenance, renovation, additions and alterations of the above properties.
 - ii. To employ full time, part time maintenance staff like watchmen, electrician, plumber, engineer, supervisor, etc., that may be required for the of the above properties.



Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	5000	0	0	0	5000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	5500	0	0	0	5600

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5000/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through E-Challan/BC/Pay Order No ,397EH9190922 dated ,19-SEP-22 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 5550/-, DATE: 19-SEP-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1679910823837, PAYMENT MODE: NB-1001138, ATRN: 1679910823837, REMITTER NAME: MR. SOHAM MODI, EXECUTANT NAME: MR. RAJESH JAYANTILAL KADAKIA, CLAIMANT NAME: MR. SOHAM MODI).

Date:

21st day of September, 2022

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 96 of 2022
(1944-SE) of Book 10 and
Assigned the Identification Number
(1606-10-96-2022) for Scanning
Date 21/09/2022

Registering Officer
MOHD ABDUL MUJEED

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96 / 2022 Sheet 2 of 9
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Secunderabad

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- iii. To negotiate and enter into contracts with service providers like security services, housekeeping services, maintenance of equipment, annual maintenance contract for equipment, etc.
 - iv. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
- b. For lease or leave and license of the Said Properties which shall include:
- i. To identify a suitable tenant for giving on lease/leave and license the above referred properties.
 - ii. Advertise, make brochures, negotiate and finalize the lease on such terms and conditions, as the Attorney deem fit and proper, including signing letters of confirmation or intent for the said purpose.
 - iii. Liaison with the tenants, lessees, etc.
 - iv. Collection of rents, maintenance charges and other charges from the tenants.
 - v. Issue receipts for rents and other amounts collected.
- To sign/execute/register agreement of lease or agreement of leave & license with prospective tenants/lessees.
- c. For representing the Principal in various courts, tribunals, etc., which shall include:
- i. To appear and act in all courts, tribunals, appellate authorities, forums, arbitration, etc. related to civil, criminal, revenue, etc.
 - ii. To appear and act at the District or Sub-Registrar and other offices of the State and Central Government and of local bodies in relation to the Said Properties.
 - iii. To appear and act at any statutory authority in relation to the Said Properties.
 - iv. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
 - v. To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents in relation to the Said Properties.
 - vi. To depose on behalf of the Principal in respect of any disputes/cases pertaining to the said properties.
- d. For making applications and representations to statutory authorities which shall include:
- i. To apply, execute, sign all such documents, forms, affidavits, undertakings, plans, etc., that may be required for obtaining electricity connections, water connections, drainage connections, building permissions from GHMC / HMDA/DTCP/Grampanchayat/Secunderabad Cantonment Board and other such statutory authorities like fire department, airports authority of India, pollution control board, ministries, government departments, defense department, EPFO, ESIC, Commercial tax department, labour department, service tax, VAT, etc., and to make such necessary payments in the name of the Principals.
 - ii. To execute, sign and file all the statements, returns, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.

X 

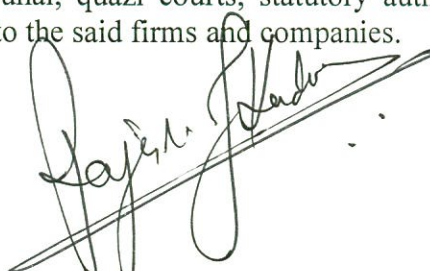


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Secunderabad

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- e. To make applications for seeking loans which shall include:
- i. To negotiate on behalf of the Principal with banks and financial institutions for raising money/loan on behalf of the Principal and sign all such applications /documents for the same.
 - ii. Provide required documents, books of accounts and other information to banks and financial institutions for the said purpose.
 - iii. To execute, sign and file all the statements, petitions, applications and declarations, etc., necessary for and incidental to the above referred purposes.
- f. To operate bank accounts of the Principal which shall include:
- i. Acting as a mandate holder of the Principal.
 - ii. Issue cheques, withdraw cash, deposit cash/cheques, prepare payorders/DDs, NEFT, RTGS, wire transfers, etc. from the account of the Principal.
 - iii. Make fixed deposits and break fixed deposits from the account of the Principal.
 - iv. Collect bank statements.
 - v. To sign all forms, affidavits, undertakings, documents, etc., required for the purpose of making declarations to the bank or RBI or government for the purpose of transferring/receiving funds to the bank accounts of the Principal which the Principal may have/open outside India.
 - vi. To close bank account.
 - vii. To receive notices/NOC's/letters etc., on behalf of the Principal.
- g. To maintain accounts on behalf of the Principal which shall include:
- i. Appointment of accountant for the said purpose.
 - ii. Certifying all vouchers of payments, receipts, JVs, debit/credit vouchers, bills, etc.
 - iii. Preparing of P&L statement, balance sheets and tax returns.
 - iv. To file tax returns, GST returns and the like with respective statutory authorities from time to time.
 - v. Certifying photocopies of books of accounts as true copies for purpose of application of loans and for providing information to statutory authorities.
 - vi. To appoint legal representatives like chartered accountants, company secretaries, lawyers, etc. and authorize them to represent the Principal.
 - vii. To do all such other acts and deeds that are generally required for an efficient management of the Said Properties.
5. The Attorney shall also be entitled to represent the Principal, as shareholder or partner in the firms and companies registered in India, for the following purposes:
- a. To obtain Bank Statements.
 - b. To sign extracts of resolutions duly passed in Board or Extra Ordinary General Meeting.
 - c. To execute any other documents for all transactions ancillary in nature required for day to day and smooth functioning of the said firms/companies.
 - d. To sign all forms, affidavits, undertakings, documents, etc., required by any court of law, tribunal, quazi courts, statutory authorities, banks, financial institutions and to appoint consultants, chartered accountants, lawyers, etc., to represent the Principal in any court of law, tribunal, quazi courts, statutory authorities, banks, financial institutions, etc., in relation to the said firms and companies.

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Secunderabad

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- e. To negotiate, execute preliminary and non-binding documents for transaction specifically stated in clause 9 to the GPOA.
6. Generally, to act as the Attorney or Agent of the Principals in relation to the Said Properties, firms, companies and to and do all deeds, acts and things in relation to the said properties as fully and effectually in all respects as the Principal himself would do if personally present.
7. The Attorney shall be entitled to spend monies on behalf of the Principal from his own sources or from the bank accounts or cash balances of the Principal for above mentioned activities, for and behalf of the Principal.
8. The Attorney shall not be entitled to receive any money or amounts belonging to the Principal from any third parties in its name, especially by way of cash. The Attorney shall collect all amounts by way of payorders, demand drafts, crossed cheques or NEFT /RTGS / wire transfers only in the name of the Principal.
9. The Attorney by virtue of this GPA shall not be entitled to do the following:
- a. Claim of any tenancy /ownership rights over the Said Properties.
 - b. To collect amounts from prospective tenants, purchasers or banks or any third party in its favour against the Said Properties.
 - c. To alienate or encumber the Said Properties.
 - d. To sell or convey, transfer the Said Properties and Shares.
 - e. To enter into new partnership deeds, modify the terms of partnership, etc., in relation to the firms in which the Principal is a partner.
 - f. To sell, transfer, alienate or encumber the shares, equity, quazi equity and the like owned by the Principal in companies registered in India.
10. The Principal for himself/herself, his/ her heirs, executors, successors, legal representatives, administrators and assignees hereby ratifies and confirm and agrees to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney.

x 



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SCHEDULE OF THE PROPERTIES

Greens Towers:

Gift Deed registered as document no. 1716/2009 dated 18-11-2009 at SRO Secunderabad

Constructed on 3,310 Sq.yds of land consisting two basements (40,250 Sft), ground + four upper floors (78,000 Sft) bearing H. Nos. 1-10-176, 1-10-176/4 (A), 1-10-176/B, 1-10-176/C & 1-10-176/D, situated at Begumpet, Opp: Hyderabad Public School, Hyderabad bounded by:

North By	Neighbors Property
South By	Common passage and neighbors Property
East By	Property belongs to Sharad J. Kadakia & Rajesh J. Kadakia
West By	Begumpet Main Road

Guest House at Greens Towers:

Gift Deed registered as document no. 1717/2009 dated 19-11-2009 at SRO Secunderabad.

Constructed on 1,770 Sq.yds of land consisting ground floor (3,000 Sft) only bearing H. Nos. 1-10-178/3/1 & 1-10-178/3/2 situated at Begumpet, Opp: Hyderabad Public School, Hyderabad and bounded by:

North By	Neighbors Property
South By	Land belongs to Sharad J. Kadakia & Rajesh J. Kadakia
East By	Neighbors Property & NALA
West By	Greens Towers Main Building

Residential Open Plot at Tokhatta (Sikh) Village

Residential open plot admeasuring 340 Sq. yds, bearing No. 24, situated at 157/7, Tokhatta (Sikh) Village, Secunderabad Cantonment, Telangana.

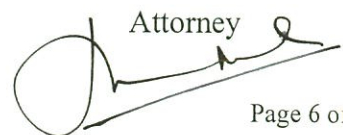
North By	Neighbors Land
South By	40' wide road
East By	Plot No. 23
West By	Plot No. 25

IN WITNESS WHEREOF the principal & Attorney hereto have set their hands to this General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

1. 
2. 


Principal


Attorney

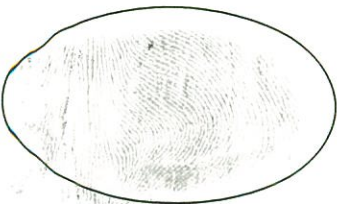


BK - 4, CS No 100/2022 & Doct No
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Secunderabad

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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>PRINCIPAL</u> MR. RAJESH JAYANTILAL KADAKIA S/O. LATE JAYANTILAL M. KADAKIA R/O. 5-2-223, GOKUL, 3RD FLOOR OPP. ANDHRA BANK, DISTILLERY ROAD HYDERBASTI, SECUNDERABAD-500 003 PRESENTLY RESIDING AT 910 S. EL CAMINO REAL, SAN CLEMENT CA 92672.
			<u>SPA FOR PRESENTING GPA:</u> file No. E1/6826/s Dt. 15-09-2022 @ DR Office, Hnd. MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 2-3-64/10/24 JAISWAL COLONY AMBERPET HYDERABAD-500 013.
			<u>ATTORNEY:</u> MR. SOHAM MODI S/O. LATE SATISH MODI R/O. PLOT NO. 280 ROAD NO. 25 JUBILEE HILLS HYDERABAD.

SIGNATURE OF WITNESSES:

1. 
2. 


SIGNATURE OF THE ATTORNEY



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Secunderabad



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భారత ప్రభుత్వ ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1118/60002/03047

11/04/2013
To
Rajesh Jayantilal Kadakia
రాజేష్ జయంతిలాల్ కడకియ
S/O: Jayantilal Manilal Kadakia
5-2-223 gokul
distillery road
opposite andhra bank
hyderbasti
Secunderabad
Secunderabad, Hyderabad
Andhra Pradesh - 500003
9177774700



KL099850093FT

9986009



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5295 9420 8748

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India



రాజేష్ జయంతిలాల్ కడకియ
Rajesh Jayantilal Kadakia

పుట్టిన సంవత్సరం / Year of Birth: 1955
పురుషుడు / Male

5295 9420 8748



ఆధార్ - సామాన్యని హక్కు

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96 / 2022. Sheet 8 of 9
Sub Registrar
Secunderabad



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भारत सरकार
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB: 1969
పురుషుడు Male



31 4389

అధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జుబిలీ హిల్స్
ఖైరాతాబాద్, బంజారా హిల్స్
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

[Signature]

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



2207 9204

ఆధార్ - సామాన్యని హక్కు

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

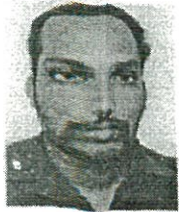
To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

[Signature]



భారత ప్రభుత్వం
Government of India



దండోతికర్ రమేష్
Dandothikar Ramesh
పుట్టిన తేదీ / DOB : 21/10/1982
పురుషుడు / Male



5803 2687

నా ఆధార్. నా గురింపా



Unique Identification Authority of India

చిరునామా:
S/O లేట్ దండోతికర్ ఈశ్వర్,
1-2-607/ఈ/198, మారుతి నగర్,
డబ్లిఆర్ మిల్స్ ఎనుక, సేకండ్రాబాద్,
హైదరాబాద్, గాంధీనగర్, తెలంగాణ,
500080

Address:
S/O Late Dandothikar Eshwar,
1-2-607/E/198, Maruthi Nagar,
Back Side DBR Mills,
Secunderabad, Hyderabad,
Gandhinagar, Telangana, 500080

[Signature]

5803 2687



1027



help@uidai.gov.in

WWW

www.uidai.gov.in



భారత ప్రభుత్వం
Government of India



జి సాయి నాథ్
G Sai Nath
పుట్టిన తేదీ/DOB: 22/12/1994
పురుషుడు/ MALE

Issue Date: 03/03/2021

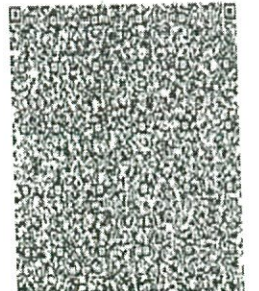
Download Date: 16/04/2021



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O రమేష్, 6-7-388/42, బన్సిలాల్ పేట్,
సేకండ్రాబాద్, సేకండ్రాబాద్, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్ - 500003

Address:
S/O Ramesh, 6-7-388/42, Bansilal pet,
secunderabad, Secunderabad, Hyderabad,
Andhra Pradesh - 500003



[Signature]



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