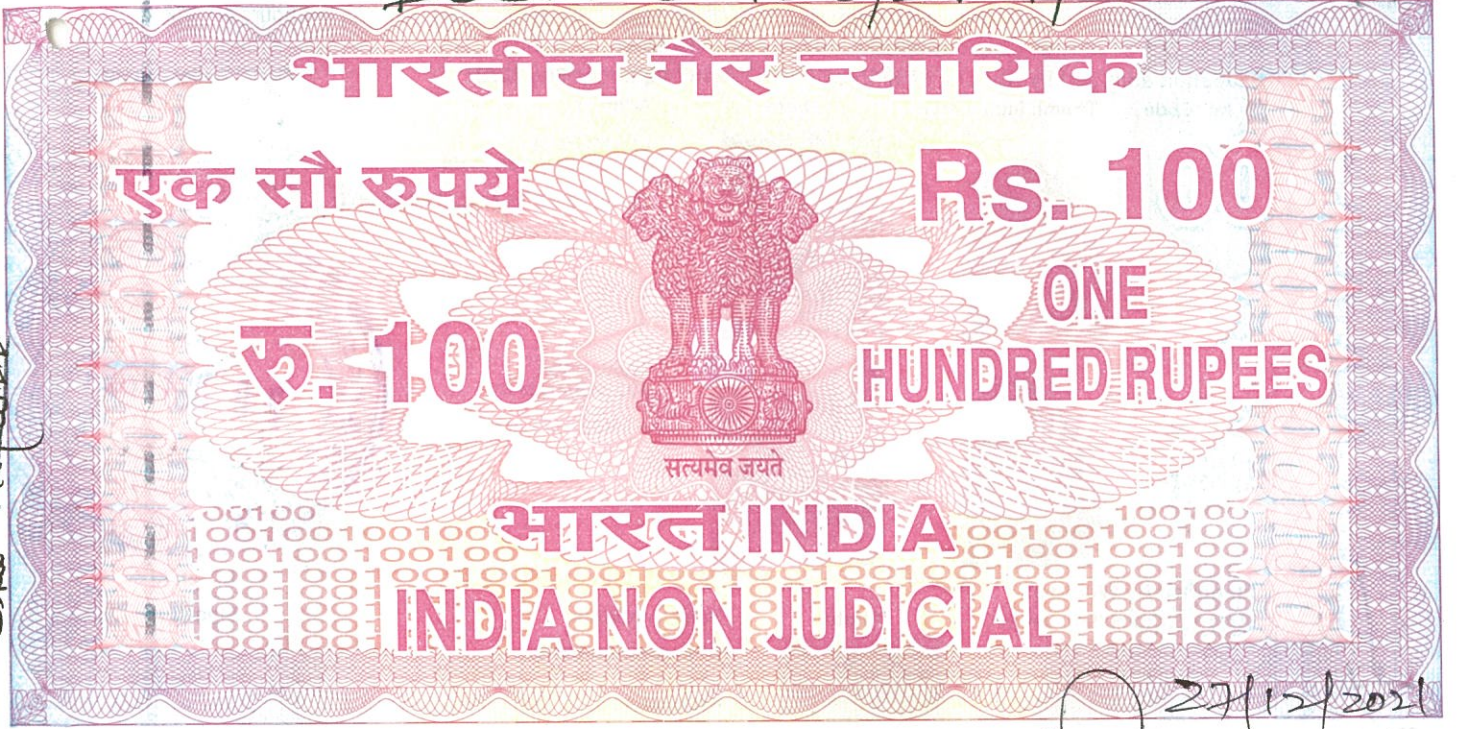


DOC+NO. 706/BK-4/2022

SCANNED
01/12/2021



తెలంగాణ తెలంగాణ TELANGANA

S.No. 6777 Date: 27-12-2021

Sold to: TEJAL MODI

W/o. SOHAM MODI

For Whom: SELF

27/12/2021
K.SATISH KUMAR
AL 501843

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad.

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed on this the 22nd day of November, 2022 at SRO, Banjara Hills (R.O), Hyderabad by and between:

Mrs. Tejal Modi, Wife of Shri Soham Modi, aged about 52 years, Occupation: Doctor, resident of Plot No. 280, Road No. 25 Jubilee Hills, Hyderabad, hereinafter referred to as the Principal (Aadhaar No. 3987 5220 4530).

IN FAVOUR OF

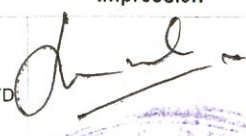
Shri. Soham Modi, Son of Late Satish Modi, aged about 53 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Attorney (Aadhaar No. 3146 8727 4389).

[Signature]

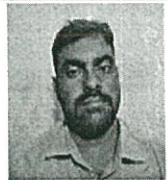
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Banjarahills (R.O) 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 3 and 4 on the 22nd day of NOV, 2022 by Sri Tejal Modi

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::22/11/2022 [1604-4-2022-746]	SOHAM MODI S/O. LATE SATISH MODI 280 ROAD NO.25 JUBILEEHILLS, HYD	
2	PL		 TEJAL MODI::22/11/2022 [1604-4-2022-746]	TEJAL MODI W/O. SOHAM MODI 280 ROAD NO.25 JHILLS, HYD	

**Identified by Witness:**

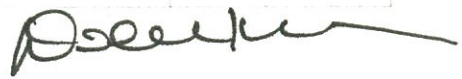
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::22/11/2022 [1604-4-2022-746]	K PRABHAKAR REDDY HYDERABAD	
2		 CH RAMESH::22/11/2022 [1604-4-2022-746]	CH RAMESH HYDERABAD	

22nd day of November, 2022

Signature of Joint SubRegistrar2
Banjarahills (R.O)

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4530 Name: Tejal Modi	W/O Soham Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	
2	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	



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706/2022. Sheet 1 of 8

Joint SubRegistrar2
Banjarahills (R.O)



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WHEREAS:

1. The Principal is a resident of Plot No. 280, Road No. 25 Jubilee Hills, Hyderabad.
2. The Principal is the owner of some properties and businesses in Hyderabad and in particular the following properties (hereinafter referred to as the Said Properties):
 - a. Land admeasuring about 648 sq yds, of land was purchased by way of sale deed bearing no. 8393/2018, dated 28.04.2018 registered at SRO, Uppal. 8 flats were developed on the land and the building is numbered as 99 and the flats therein are numbered as 99-1A, 99- 1B, 99-2A, 99-2B, 99-3A, 99-3B, 99-4A & 99- 4B.
 - b. Land admeasuring about 146 sq yds, was purchased by way of sale deed bearing no. 8392/2018, dated 28.04.2018 registered at SRO, Uppal. This land was developed into a villa by Mrs. Tejal Modi and is numbered as 96.
 - c. Land admeasuring about 208 sq yds, was purchased by way of sale deed bearing no. 8394/2018, dated 28.04.2018 registered at SRO, Uppal. This land was developed into a villa and numbered as 97.
 - d. Land admeasuring about 225.90 sq yds, was purchased by way of sale deed bearing no. 8395/2018, dated 01.05.2018 registered at SRO, Uppal and numbered as 399G.
3. Whereas presently the Principal is a practicing doctor at Hyderabad 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.
 - 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.
 - vi. To sign/execute/register agreement of lease or agreement of leave & license with prospective tenants/lessees.



Endorsement: Stamp Duty, Transfer 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 ,658KLV211122 dated ,21-NOV-22 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 5550/-, DATE: 21-NOV-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6788739049417, PAYMENT MODE: NB-1001138, ATRN: 6788739049417, REMITTER NAME: MR. SOHAM MODI, EXECUTANT NAME: MRS. TEJAL MODI, CLAIMANT NAME: MR. SOHAM MODI).

Date:

22nd day of November, 2022


Signature of Registering Officer
Banjarahills (R.O)

Certificate of Registration

Registered as document no. 706 of 2022 of Book-4 and assigned the identification number 4 - 1604 - 706 - 2022 for Scanning on 22-NOV-22 .

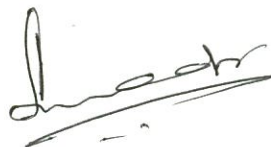

Registering Officer
Banjarahills (R.O)
(D.Srinivas Kumar)

Bk - 4, CS No 746/2022 & Doct No
706/2022. Sheet 2 of 8
Joint Sub Registrar
Banjarahills (R.O)

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- 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 complaints, 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.
- 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.
- 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.





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706/2022. Sheet 3 of 8

Joint SubRegistrar
Banjarahills (R.O)

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- 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.
4. The Attorney shall also be entitled to represent the Principal, as a Director/ 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.
 - e. To negotiate, execute preliminary and non-binding documents for transaction specifically stated in clause 9 to the GPOA.
5. 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.
6. 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.
7. 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.
8. 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.
 - 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.





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Joint SubRegistrar
Banjarahills (R.O)

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9. 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.

SCHEDULE OF THE PROPERTIES

DESCRIPTION OF LAND

All that part and parcel of land admeasuring about 648 sq. yds, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Medchal-Malkajgiri District) under S.R.O. Uppal and bounded by:

North	: Cherlapally Village Settlement
South	: 40' wide road
East	: Land belongs to Silver Oak Realty
West	: Sy. No. 293

DESCRIPTION OF LAND

All that part and parcel of land admeasuring about 146 sq. yds, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Medchal-Malkajgiri District) under S.R.O. Uppal and bounded by:

North	: Cherlapally Village Settlement
South	: 40' wide road
East	: Cherlapally Village Settlement
West	: Land belonging to the Purchaser

DESCRIPTION OF LAND

All that part and parcel of land admeasuring about 208 sq. yds, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Medchal-Malkajgiri District) under S.R.O. Uppal and bounded by:

North	: Sy. No. 293 & Cherlapally Village settlement
South	: 40' wide road
East	: Land belonging to the Purchaser
West	: Land belonging to the Ramakrishna Reddy & Others.





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706/2022. Sheet 5 of 8

Joint SubRegistrar2
Banjarahills (R.O)

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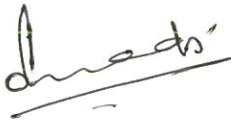
DESCRIPTION OF LAND

All that part and parcel of land admeasuring about 225.90 sq. yds, along with constructed area of 296 sq. ft in the residential project known as "Silver Oak Bungalows Phase III" forming a part of Sy.Nos.31, 40(P). 41(P), 42, 44, 44 & 45 of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Medchal-Malkajgiri District) under S.R.O. Uppal and bounded by:

North	: 9 Mtrs (30') wide road
South	: Bungalow No. 310
East	: Open Land
West	: 9 Mtrs (30') wide road

IN WITNESS WHEREOF the Principle & 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:

Principal



Attorney



Witness:

1.



2.





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706/2022.

Sheet 6 of 8

Joint SubRegistrar2
Banjarahills (R.O)

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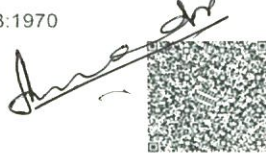




भारत सरकार
GOVERNMENT OF INDIA



తేజాల్ మోడి
Tejal Modi
పుట్టిన సం./YoB: 1970
స్త్రీ Female



~~3130 6229~~ 4530



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరునామా:
W/O: శోహం సతీష్ మోడి,
ప్లాట్ నె-280, రోడ్ నె-25,
పెద్దమ్మ దేవాలయం దగ్గర
జుబిలీ హిల్స్, ఖైరాతాబాద్,
బంజారా హిల్స్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

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

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

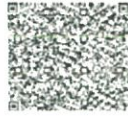
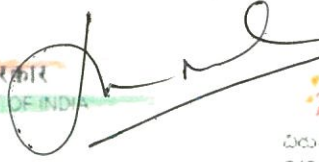
Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार
GOVERNMENT OF INDIA



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



~~3130 6229~~ 4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నె-
280, రోడ్ నె-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

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



~~3130 6229~~ 9204

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

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చంద్రగిరి రమేష్
Chandragiri Ramesh

పుట్టిన సంవత్సరం / Year of Birth : 1979
పురుషుడు / Male

~~4127 1000~~ 3238

To
Chandragiri Ramesh
(చంద్రగిరి రమేష్)
S/O Chandragiri Narsing Rao
Jhrikota
Hyderabad
Hyderabad
Andhra Pradesh - 500030

Date: 09/04/2011

Ref. No.: 00010563-00035792-00037535-



UB 02018142 6 IN

ఆధార్ - సామాన్యని హక్కు

Bk - 4, CS No 746/2022 & Doct No
706/2022.

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Joint SubRegistrar2
Banjarahills (R.O)



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Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 658KLV211122	
Bank Code : YESB	Payment : NB
Remitter Details	
Name	MR. SOHAM MODI
PAN Card No	ABMPM6725H
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	MRS. TEJAL MODI
Address	HYDERABAD
Claimant Details	
Name	MR. SOHAM MODI
Address	HYDERABAD
Document Nature	
Nature of Document	General Power
Property Situated in(District)	HYDERABAD
SRO Name	BANJARAHILLS (R.O)
Amount Details	
Stamp Duty	0
Transfer Duty	0
Registration Fee	5000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	5550
Total in Words	Five Thousand Five Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	21-11-2022
Transaction Id	6788739049417
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 658KLV211122	
Bank Code : YESB	Payment : NB
Remitter Details	
Name	MR. SOHAM MODI
PAN Card No	ABMPM6725H
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	MRS. TEJAL MODI
Address	HYDERABAD
Claimant Details	
Name	MR. SOHAM MODI
Address	HYDERABAD
Document Nature	
Nature of Document	General Power
Property Situated in(District)	HYDERABAD
SRO Name	BANJARAHILLS (R.O)
Amount Details	
Stamp Duty	0
Transfer Duty	0
Registration Fee	5000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	5550
Total in Words	Five Thousand Five Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	21-11-2022
Transaction Id	6788739049417
Stamp & Signature	

7- Page
9226165561



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e- STAMPS

Document Registration eChallan Slip

  Registration & Stamps Department Government of Telangana		Remitter / SRO / District-Registrar Details	
Name		MR. SOHAM MODI	
Mobile Number		9246165561	
Challan Number		658KLV211122	
PassCode		ZNNd9	

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706/2022. Sheet 8 of 8

Joint Sub Registrar2
Banjarahills (R.O)

