

[SCANNED]

Doct No. 138/BK-IV/2023



తెలంగాణ తెలంగాణ TELANGANA

AU 058736

SL. No. 1104, Date: 29-03-2023, Rupees: 100/-
Sold to : Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: Modi Realty Genome Valley LLP.

S. ANJAMMA
Licensed Stamp Vendor Lic No.9/94/ R 16/7/001-2021
H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,
Hyderabad-29. Cell: 9398802862, 9866378260

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed on rd 23 day of Nov, 2023 at SRO, Medchal, Medchal-Malkajgiri District by:

M/s. Modi Realty Genome Valley LLP {Pan No. ABFFM3063P}, a Limited Liability Partnership Firm, having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorized representative, Mr. Gaurang J. Mody, S/o. Late Jayantilal Mody, aged about 54 years, Occupation: Business, hereinafter referred to as the Principal.

Hereby Nominate, Constitute, Appoint and Retain:

Mr. K. Prabhakar Reddy, Son of Mr. K. Padma Reddy, aged about 47 years, resident of 2-3-64/10/24, Jaiswal Colony, Amberpet, Hyderabad-500 013, Occupation: Sr. Manager-Customer Relations of M/s. Modi Properties Pvt. Ltd., (hereinafter referred to as the Attorney) as our true and lawful attorney, to do in our name and on our behalf the acts mentioned hereunder.

For MODI REALTY GENOME VALLEY LLP

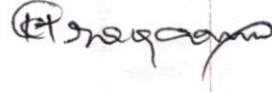
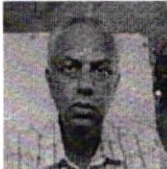
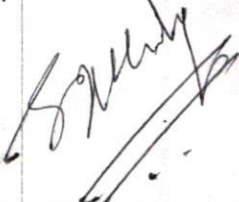
Authorized Representative

Presentation Endorsement:

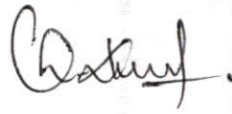
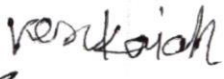
Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8000/- paid between the hours of 1 and 2 on the 23rd day of NOV, 2023 23rd day of NOV, 2023 by Sri Gaurang J Mody

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

Signature/Ink Thumb Impression

SI No.	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	AY		 K PRABHAKAR REDDY [1504-4-2023-161]	K PRABHAKAR REDDY S/O. K PADMA REDDY 2-3-64/10/24, JAISWAL COLONY, AMBERPET., HYD	
2	PL		 M/S MODI REALTY GE [1504-4-2023-161]	M/S MODI REALTY GENOME VALLEY LLP REP BY GAURANG J MODY S/O. LATE JAYANTILAL MODY 5-4-187/3 & 4, M G ROAD., SEC-BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 KRISHNA CH::23/11/ [1504-4-2023-161]	KRISHNA CH HYD	
1		 M VENKAIAH::23/11/ [1504-4-2023-161]	M VENKAIAH HYD	

23rd day of November, 2023

Signature of Sub Registrar
Medchal (R.O)Biometrically Authenticated by
SRO M.R. Rajendra kumar
on 23-NOV-2023 13:48:54**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9886 Name: Merugu Venkaiah	LAT MERUGU NARASIAH, Secunderabad, Hyderabad, Telangana, 500016	
2	Aadhaar No: XXXXXXXX2635 Name: Chathiri Krishna	S/O Narasaiah Late, Golconda, Hyderabad, Andhra Pradesh, 500008	
3	Aadhaar No: XXXXXXXX3669 Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Secunderabad, Hyderabad, Telangana, 500016	

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1. TITLE OF PROPERTY:

- 1.1. Principal became the absolute owner, possessor and is in peaceful enjoyment of the land forming a part of Sy. No. 31, situated Muraharipally Village Yadaram Grampanchayat, Shamirpet Mandal, Medchal-Malkajgiri District admeasuring about Ac. 0-39 Gts (erstwhile Medchal Mandal, Ranga Reddy District), (hereinafter referred to as the Scheduled Land and is more particularly described in Schedule given under) by way of 2 registered sale deeds details of which are given below.

Sl. No.	Sale deed document no.	Date	Sale deed registered at	Vendors	Extent of land purchased in Sy. No. 31
1	4199/2018	31.03.18	SRO Medchal	Mrs. K.V. Sujatha, rep by its AGPA holder M/s. Touchstone Property Developers Pvt. Ltd	Ac. 0-36 gts
2	5192/2018	19.04.18	SRO Medchal	Mrs. K.V. Sujatha, rep by its AGPA holder Mr. Sreekakulam Radha Swamy	Ac. 0-03 gts

- 1.2. The Housing Complex which is registered under RERA Act with registration no. P02200001781 dated 08.08.2019.

2. DETAILS OF PERMITS:

- 2.1 The Principal has obtained building permit from HMDA and Muraharipally Grampanchayat under application no.013904/MED/R1/U6/HMDA/20072018 dated 07/11/2019 for developing the Scheduled Land into a residential complex of 107 flats, consisting of stilt floor for parking and five upper floors.

- 2.2 The Principal is proposes to develop the Scheduled Land in accordance with the permit for construction/development into a Housing Complex as per details given below:

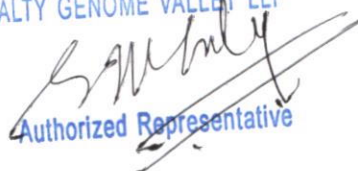
- 3.1.1. One block of flats is proposed to be constructed.
3.1.2. The block consists of 5 floors.
3.1.3. Parking is proposed to be provided on the stilt floor.
3.1.4. Total of 107 flats are proposed to be constructed on.

3. The Housing Complex is styled as 'Bloomdale Residency at Genome Valley'.

4. Mr. Gaurang J Mody, S/o. Late Jayantilal Mody, the authorised representative of M/s. Modi Realty Genome Valley LLP {Pan No. ABFFM3063P} is duly authorized to sign/execute Agreement of Sale, Sale Deeds, Agreement for Constructions, Rectification deeds, Deposit of Title Deeds and others such agreements and deeds in favour of prospective purchasers to sell/transfer the flats proposed to be developed in the Housing Complex.

5. The details of the flats that are proposed to be sold to prospective purchaser is detailed in Annexure-A attached herein.

For MODI REALTY GENOME VALLEY LLP


Authorized Representative

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	

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	8000	0	0	0	8000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	8500	0	0	0	8600

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8000/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through E-Challan/BC/Pay Order No ,364BCW231123,D21WQC231123 dated ,23-NOV-23,23-NOV-23 of ,YESB/,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 5550/-, DATE: 23-NOV-23, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 0569907531038, PAYMENT MODE: NB-1001138, ATRN: 0569907531038, REMITTER NAME: K PRABHAKAR REDDY, EXECUTANT NAME: MODI REALTY GENOME VALLEY LLP, CLAIMANT NAME: K PRABHAKAR REDDY) .(2). AMOUNT PAID: Rs. 3000/-, DATE: 23-NOV-23, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1977596854326, PAYMENT MODE: NB-1001138, ATRN: 1977596854326, REMITTER NAME: K PRABHAKAR REDDY, EXECUTANT NAME: MODI REALTY GENOME VALLEY LLP, CLAIMANT NAME: K PRABHAKAR REDDY)

Date:

23rd day of November, 2023

Signature of Registering Officer
Medchal (R.O)

Certificate of Registration:

Registered as document no. 138 of 2023 of Book-4 and assigned the identification number 4 - 1504 - 138 - 2023 for Scanning on 23-NOV-23 .

Registering Officer
Medchal (R.O)
(M R Rajender Kumar)

Power Authentication u/s 32 & 33 of Regn Act 1908 :

Power No: 20/2023

Executed in my presence by the above named Principal & Attorney/Agent on this the 23rd day of November, 2023 , whose identity is proved by the above witnesses.

Sub Registrar
Medchal (R.O)

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& Doct No 138/2023. Sheet 2 of 6
Sub Registrar
Medchal (R.O)

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6. Mr. Gaurang J Mody, S/o. Late Jayantilal Mody is pre-occupied with his day to day activities and frequent travelling. He cannot personally appear for the registration and execution of Agreement of Sale, Sale Deed, Agreement for Constructions, Cancellation Deed, Rectifications Deeds, Deposit of Title Deeds relating the flats mentioned in Annexure-A.
7. The Principal hereby appoints and nominates the above said Attorney to appear before the registering authority and present Agreement of Sale, Sale Deeds, Agreement of Sales, Agreement for Construction, Cancellation Deed, Rectification Deed and Deposit of Title Deeds relating to the sale of flats, which is duly signed and to be signed and executed by its authorized representative Mr. Gaurang J Mody, S/o. Late Jayantilal Mody, in favour of prospective purchasers, before the concerned registering authority. The Attorney shall be authorized to undertake such acts and things which are necessary and incidental to the registration of the above said agreement and deeds.
8. The Attorney is not entitled to sign/execute Agreement of Sale, Sale Deeds, Agreement for Constructions, Rectification Deeds, Cancellation Deed, and Deposit of Title Deeds on behalf of the Principal and is appointed only for presentation of documents duly executed by the Principal at the office of the Sub-registrar.
9. The Principal hereby further agrees to ratify and confirm all the acts and deed done by the above said Attorney in the name and on behalf of the Principal in the process of presenting the documents for registering regular Agreement of Sale, Sale Deeds, Agreement for Constructions, Cancellation Deed, Rectification Deeds in favour of its prospective Purchaser and Deposit of Title Deeds relating to the Housing Project.

DESCRIPTION OF THE SCHEDULED LAND

All that part and parcel of land admeasuring 4719 sq.yds (Ac.0-39 gts.,) forming part of Sy. No. 31, situated at Muraharipally Village, Shamirpet Mandal (Erstwhile Medchal Mandal), Medchal-Malkajgiri District (Erstwhile Ranga Reddy District) and bounded by:

North	Neighbour's land
South	Neighbour's land
East	Neighbour's land
West	33 feet wide road & Land belonging to M C Modi Educational Trust

IN WITNESS WHEREOF the Principal herein has signed on this General Power of Attorney for presentation of documents on this the 23rd day of November' 2023.

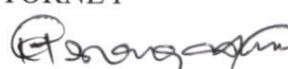
WITNESSES:

1. 
2. 

M/s. Modi Realty Genome Valley LLP
For MODI REALTY GENOME VALLEY LLP


Authorized Representative
Mr. Gaurang J Mody

ATTORNEY





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Sub Registrar
Medchal (R.O)

ANNEXTURE - A

Sl NO.	Block No	Unit No	Unit Area	U/s. Land Area	Owned By
1	A	103	800	44.10	Modi Realty Genome Valley LLP
2	A	104	800	44.10	Modi Realty Genome Valley LLP
3	A	105	800	44.10	Modi Realty Genome Valley LLP
4	A	106	800	44.10	Modi Realty Genome Valley LLP
5	A	107	800	44.10	Modi Realty Genome Valley LLP
6	A	108	800	44.10	Modi Realty Genome Valley LLP
7	A	109	800	44.10	Modi Realty Genome Valley LLP
8	A	110	800	44.10	Modi Realty Genome Valley LLP
9	A	111	800	44.10	Modi Realty Genome Valley LLP
10	A	112	800	44.10	Modi Realty Genome Valley LLP
11	A	113	800	44.10	Modi Realty Genome Valley LLP
12	A	114	800	44.10	Modi Realty Genome Valley LLP
13	A	115	800	44.10	Modi Realty Genome Valley LLP
14	A	116	800	44.10	Modi Realty Genome Valley LLP
15	A	117	800	44.10	Modi Realty Genome Valley LLP
16	A	118	800	44.10	Modi Realty Genome Valley LLP
17	A	119	800	44.10	Modi Realty Genome Valley LLP
18	A	120	800	44.10	Modi Realty Genome Valley LLP
19	A	121	800	44.10	Modi Realty Genome Valley LLP
20	A	201	800	44.10	Modi Realty Genome Valley LLP
21	A	202	800	44.10	Modi Realty Genome Valley LLP
22	A	203	800	44.10	Modi Realty Genome Valley LLP
23	A	204	800	44.10	Modi Realty Genome Valley LLP
24	A	205	800	44.10	Modi Realty Genome Valley LLP
25	A	206	800	44.10	Modi Realty Genome Valley LLP
26	A	207	800	44.10	Modi Realty Genome Valley LLP
27	A	208	800	44.10	Modi Realty Genome Valley LLP
28	A	209	800	44.10	Modi Realty Genome Valley LLP
29	A	210	800	44.10	Modi Realty Genome Valley LLP
30	A	211	800	44.10	Modi Realty Genome Valley LLP
31	A	212	800	44.10	Modi Realty Genome Valley LLP
32	A	213	800	44.10	Modi Realty Genome Valley LLP
33	A	214	800	44.10	Modi Realty Genome Valley LLP
34	A	215	800	44.10	Modi Realty Genome Valley LLP
35	A	216	800	44.10	Modi Realty Genome Valley LLP
36	A	217	800	44.10	Modi Realty Genome Valley LLP
37	A	218	800	44.10	Modi Realty Genome Valley LLP
38	A	219	800	44.10	Modi Realty Genome Valley LLP
39	A	220	800	44.10	Modi Realty Genome Valley LLP
40	A	221	800	44.10	Modi Realty Genome Valley LLP
41	A	222	800	44.10	Modi Realty Genome Valley LLP
42	A	301	800	44.10	Modi Realty Genome Valley LLP
43	A	302	800	44.10	Modi Realty Genome Valley LLP
44	A	303	800	44.10	Modi Realty Genome Valley LLP
45	A	304	800	44.10	Modi Realty Genome Valley LLP
46	A	305	800	44.10	Modi Realty Genome Valley LLP

For MODI REALTY GENOME VALLEY LLP

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& Doct No 138/2023. Sheet 4 of 6

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Medchal (R.O)



47	A	306	800	44.10	Modi Realty Genome Valley LLP
48	A	307	800	44.10	Modi Realty Genome Valley LLP
49	A	308	800	44.10	Modi Realty Genome Valley LLP
50	A	309	800	44.10	Modi Realty Genome Valley LLP
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96	A	511	800	44.10	Modi Realty Genome Valley LLP

For MODI REALTY GENOME VALLEY LLP



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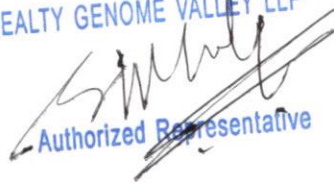
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97	A	512	800	44.10	Modi Realty Genome Valley LLP
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100	A	515	800	44.10	Modi Realty Genome Valley LLP
101	A	516	800	44.10	Modi Realty Genome Valley LLP
102	A	517	800	44.10	Modi Realty Genome Valley LLP
103	A	518	800	44.10	Modi Realty Genome Valley LLP
104	A	519	800	44.10	Modi Realty Genome Valley LLP
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106	A	521	800	44.10	Modi Realty Genome Valley LLP
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For MODI REALTY GENOME VALLEY LLP


Authorized Representative

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