



100/84 n

IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE GREETINGS SHALL COME,

I/We _____ (Name and type) _____
 _____ (nature of entity and details including address) _____
 _____ and which is inter-alia engaged in the
 business of _____ (nature of business) _____;

SEND GREETINGS:

a) Whereas I/We, SOHAM RANISH MODI

 (hereinafter referred to as 'Mortgagor(s)') am/are the owner/s of the immovable property/ies situated at _____

 _____ (hereinafter referred to as the "Immovable Property/ies")

b) And Whereas by a Facility Agreement dated 09-01-24 (hereinafter referred to as the "Facility Agreement"), made between
 _____ (hereinafter referred to as "the Borrower(s)") and
 Aditya Birla Finance Limited, a non banking company incorporated under the Companies Act, 1956 and having its Registered Office at
 Indian Rayon Compound, Veraval, Gujarat - 326 626, and one of the branch office at 2nd floor Bhupar Towers,
Somajiguda, Rajbhawan 5000083
 (hereinafter referred to as "ABFL" which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean
 and include its successors, and permitted assigns) has agreed to grant or granted Facility facilities to the Borrower(s) upto a maximum
 principal amount of INR 20,00,00,000 /-(INR Twenty Crore only) (hereinafter
 referred to as the said "Facility")

c) And whereas one of the conditions for sanction of the said Facility and for securing the due repayment by the Borrower(s) of the said
 Facility, interest, fees, charges, costs and other expenses and all other amounts payable by the Borrower(s) to ABFL, is that I/We have to
 create a first and exclusive mortgage in favour of ABFL over the above mentioned Immovable Property/ies by way of legal mortgage/an
 equitable mortgage by deposit of title deeds;

d) And Whereas the Title Documents of the Immovable Property/ies (a list whereof is also given in the Schedule) are lying with
 _____ (Existing Lender), since the same was mortgaged to the Existing
 Lender for the Facility taken by _____
 from the Existing Lender under the Facility Agreement dated _____.

For JMK GEC REALTORS (P) LTD.

For MODI PROPERTIES PVT. LTD.

[Signature]
 Mortgagor(s) Signature

1
 Authorised Signatory

Borrower(s) Signature

Authorised Signatory

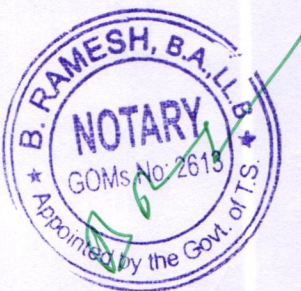
Authorised Signatory

e) And whereas ABFL is repaying the Existing Lender the Facility amount of INR _____/- (amount in words. INR _____ only) in full and final payment of the dues to the Existing Lender against the mortgage of the Immovable Property/ies in favour of ABFL.

f) And Whereas I/We have agreed to execute this Irrevocable Power of Attorney in favour of ABFL authorizing ABFL to do certain acts, deeds, matters and things in relation to collecting the Original Title Documents of the Immovable Property/ies from the Existing Lender in the manner herein after appearing.

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH that I/We, do hereby unconditionally and irrevocably nominate, constitute and appoint ABFL (hereinafter referred to as the said "**Attorneys**") as my/our true for true and lawful attorney for me/us in our name and on my/our behalf and at my/our cost and risk to do, execute, and perform all or any of the following acts, deeds, matters, and things, that is to say:

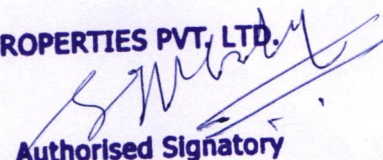
- a) To collect the Title Documents of the Immovable Property/ies from the Existing Lender and to keep it in its custody for the purpose of creating a legal mortgage/an equitable mortgage by deposit of title deeds in favour of ABFL.
- b) To give a receipt/discharge to the Existing Lender on collecting the Title Documents of the Immovable Property/ies.
- c) To collect a No Dues Letter from the Existing Lender.
- d) To make, execute, sign, seal and deliver and cause to be registered in my/our favour at my/our cost and expense (inclusive of all stamp duties, fees and taxes) in all respects a Deed of Reconveyance of the Immovable Property/ies from the Existing Lender in my/our favour (in case of a Registered Mortgage Deed of the Immovable Property/ies executed and registered in favour of the Existing Lender by me/us).
- e) And I/We do hereby declare that this Power of Attorney is granted to ABFL for consideration and is coupled with interest and for that purpose and extent it shall be governed by Section 202 of the Indian Contract Act, 1872 and shall be irrevocable. ABFL shall be entitled to exercise all or any of the powers hereby conferred at any time and to this extent it shall not be determined by the death, insolvency, insanity, bankruptcy of any or all of us.
- f) And generally to do or cause to be done every other act, deed, matter or thing which ABFL may deem necessary or expedient for the purpose of or in relation to these presents as fully and effectual as if I/We was/were present and had done, executed and performed the same myself/ourselves. Further to delegate to the substituted attorney or attorneys so nominated all or any or some of the powers, hereby conferred on ABFL as my /our Attorney.
- g) And I/We hereby agree, ratify and confirm all that ABFL may as such attorney lawfully do or cause to be done in relation to and by virtue of these presents.
- h) I/We do hereby agree that all or any of the powers hereby conferred upon the said Attorney (ABFL) may be exercised by any officer or any officers of the said Attorney in writing by ABFL/any other Constituted Attorney/Authorised Representative of ABFL specifically authorized by way of a POA/Letter in that behalf by ABFL.



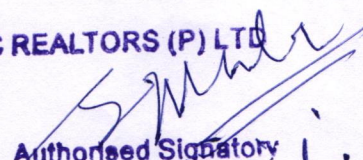
Mortgage/Doc/Ver - 0.1/Nov 2012


Mortgagor(s) Signature

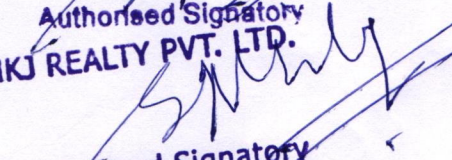
For MODI PROPERTIES PVT. LTD.

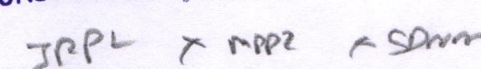

Authorised Signatory

For JMK GEC REALTORS (P) LTD.


Authorised Signatory

For SDNMKJ REALTY PVT. LTD.


Authorised Signatory


Borrower(s) Signature

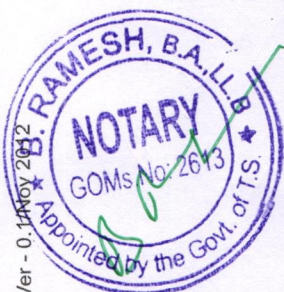
IN WITNESS WHEREOF, I/We have executed these presents on this 09-01 day of 2024

The Mortgagor(s)

[Signature]

The Borrower(s)

XTRPL X MAP2 K SDVM
For JMK GEC REALTORS (P) LTD
[Signature]
 Authorised Signatory
For MODI PROPERTIES PVT. LTD.
[Signature]
 Authorised Signatory
For SDNMKJ REALTY PVT. LTD.
[Signature]
 Authorised Signatory



Borrower/Mortgagor Entity	Details required with signatures
Company	Common seal, Regd. Address, Board Resolution date, name and sign of director/officer/employee and Witness.
Partnership Firm	Name, place of business, name of signing partners , witness
Individual/Proprietorship	Name of individual along with name of Proprietorship firm (if any)
Trust	Name, place of business, name of signing trustees, witness
Society	Name, place of business, name of signing member, witness
HUF	Name, place of business, Karta, Witness
Co-Borrower (Individual/s)	Name, address

Be For Me
 (Notary)

SCHEDULE

List of Title Documents:

Mortgage/Doc/Ver - 0.1/Nov 2012



ATTESTED

B. RAMESH

B.A., LL.B.

ADVOCATE & NOTARY

1-31-348, Indira Nagar,
Trimulgherry, SECUNDERABAD

09 JAN. 2024

For JMK GEC REALTORS (P) LTD.

Authorised Signatory

For MODI PROPERTIES PVT. LTD.

Authorised Signatory

For SDNMKJ REALTY PVT. LTD.

Borrower(s) Signature

Authorised Signatory

Mortgagor(s) Signature