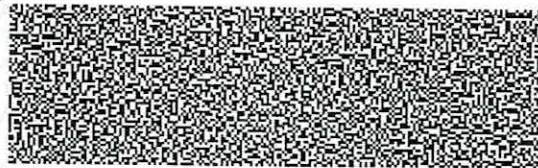


1

e-Stamp

Certificate No.	: IN-KA64826375589412S
Certificate Issued Date	: 20-Jun-2020 03:49 PM
Account Reference	: NONACC (FI)/ kacrsfl08/ MYSORE NORTH3/ KA-MY
Unique Doc. Reference	: SUBIN-KAKACRSFL0834731093832571S
Purchased by	: TEJAL MODI
Description of Document	: Article 41 Power of Attorney
Description	: POWER OF ATTORNEY
Consideration Price (Rs.)	: 0 (Zero)
First Party	: TEJAL MODI
Second Party	: NIDHI MODI
Stamp Duty Paid By	: TEJAL MODI
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)



Please write or type below this line

27 JUN 2020

:SREE:

:POWER OF ATTORNEY:

BY THIS POWER OF ATTORNEY, I **Dr. Tejal Modi** aged about 49 years, W/o. Mr. Soham Modi, residing at: Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, Telangana – 500033 do hereby appoint, nominate and constitute my daughter Ms. Nidhi Modi, aged about 25 years, D/o Mr. Soham Modi, residing at: Plot No. 280, Road No. 25, do hereby appoint, Jubilee Hills, Hyderabad, Telangana – 500033 as my true and lawful attorney for me and in my name and on one behalf inter-alia to do all or any of the following acts, deeds and things, that is to say:-

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

2. The onus of checking the legitimacy is on the users of the certificate.

3. In case of any discrepancy please inform the Competent Authority.

No. of Corrections..Nil.....

Nidhi Modi

1) To purchase the property described in Schedule 'B' and/or Schedule 'C' herein from the owners, to sign allotment letter and to execute Agreement to Sell and Sale Deed, to sign loan documents & such other documents on such terms and conditions as our attorney may deem it fit.

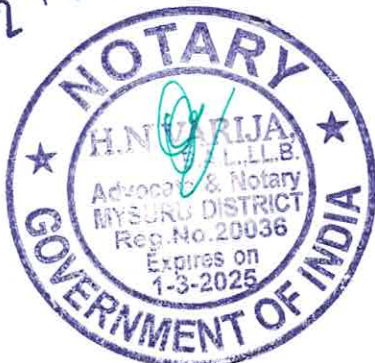
2) To present the Agreement to Sell, Sale Deed, & to rent and other documents before the jurisdictional sub-registrar and get the same registered in the manner required under law for purchase of the said properties and to sign and execute necessary affidavits, forms, declarations, to transfer Khata in our name from Mysore City Corporation & CESE and other papers required to be submitted before the jurisdictional sub-registrar and to take return of the same on registration by executing receipts and to do all other acts, deeds and things that may be required to purchase the Schedule 'B' and/or 'C' Property from the owners.

2.1) To produce before the Sub-Registrar/Registering Officer my recent passport size photographs for affixing to the said documents at appropriate place/s and also on the thumb impression register/s or at any other place and to attest our photographs and to do all other acts, deeds and things as may be required to comply with the rules relating to affixing of photographs on documents and in thumb impression register and in such manner as is provided under law.

3) And Generally to do all such acts, deeds and things in connection with the above matters as my attorney shall think fit and proper as fully and effectually as I could do myself notwithstanding no express power or authority in that behalf is hereunder provided. And I, the undersigned do hereby and at all times and hereafter shall ratify and confirm all and whatever other act or acts we said attorney shall lawfully do or cause to be done by virtue of these presents.

4) My attorney is not entitled to sell or otherwise dispose of or create any charge on Schedule 'B' and/or 'C' Property and this Power of Attorney is executed for the limited purpose of purchasing & renting the aforesaid properties only.

27 JUN 2020



No. of Corrections. Nil

Nidhi Modi

:SCHEDULE 'A' PROPERTY:
(Description of entire Property)

All that Property bearing No.F10/A (Old No.143/A), Harishchandra Road also known as Mysore-Nanjungud Road, Khille Mohalla, Mysore (earlier forming portion of Sy.No.69/14B (Old Sy.No.69), Block No.6, situated in Mysore Kasaba Village, Kasaba Hobli, Mysore Taluk and measuring 1,74,240 Sq. Ft., and bounded by :

East : Road;
 West : Private Property belonging to J.S.S.Hospital;
 North : Storm Water Drain; and
 South : Madhuvana Lands.

:SCHEDULE 'B' PROPERTY:
(UNDIVIDED INTEREST AGREED TO BE SOLD)

799 sft Undivided share, right, title, interest and ownership in Schedule 'A' Property (which comes to **74 sq. mts** land share in Schedule 'A' Property).

:SCHEDULE 'C' APARTMENT:
(DESCRIPTION OF APARTMENT)

All that Residential Apartment bearing No. **C 718** in **Seventh Floor** of **Block 'C'** in '**BRIGADE MOUNTAIN VIEW**' being built in Schedule 'A' Property and forming part of development in Schedule 'A' Property and Apartment measuring **1299.43 Sq. Feet** of built up area and **320.57 Sq. Feet** of proportionate share in common area such as passages, lobbies, lifts, staircase and other area of common use, and totally measuring **1620 Sq. Feet** of super built with **One Covered Car Parking Space** in the Lower/Upper Basement level and the apartment is bounded by :

East : Courtyard at Brigade Mountain View
 West : Open Space towards Private Property
 North : Apartment No. D 721 at Brigade Mountain View
 South : Apartment No. C 717 at Brigade Mountain View

27 JUN 2020



[Signature]

Nidhi Modi

No. of Corrections... *Nil*

IN WITNESS WHEREOF, I THE ABOVE NAMED HAS SIGNED AND EXECUTED THIS GENERAL POWER OF ATTORNEY ON THIS THE 20th DAY OF JUNE YEAR TWO THOUSAND TWENTY, (20.06.2020) AT MYSORE.

WITNESSES:

1)

Modi
2963, B. Point
N.V. Mahalle
Mysore

ATTESTED BY ME
H.N. Variga
NOTARY, MYSURU.



[Signature]
EXECUTANT.

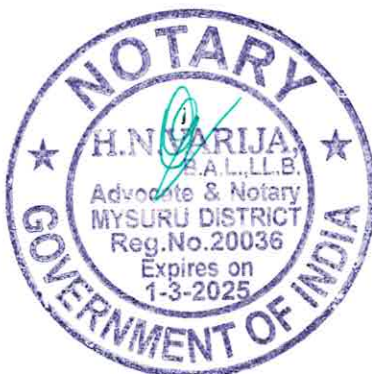
2)

here
Affix Photo
Dr. Jejal
& self attest

ATTESTED BY ME
H.N. Variga
NOTARY, MYSURU.



Nidhi Modi
GPA HOLDER



27 JUN 2020

EXECUTION ADMITTED BEFORE ME

H.N. Variga
NOTARY, MYSURU.

No. of Corrections.. *Ni*.....