

CSNO:-6983 "ORIGINAL"

P-1266/15 7710/11

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 5133 Date: 12-05-2015

Sold to: Ramesh

S/o. W/o. Narsing Rao

For Whom: JMKGEC Realtors P/Ltd

A 209356

K. SATISH KUMAR
LICENSED STAMP VENDOR
LIC No. 16-05-059/2012,
R.No. 16-05-029/2015
Plot No. 227, Opp. Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed at Hyderabad on this the ^{7th} 30 day of May 2015 between:

1. **Ramky Estates and Farms Limited**, a company incorporated under the Companies Act, 1956 and having its registered office at 9th Floor, Ramky Grandiose, Ramky Towers complex, Gachibowli, Hyderabad, represented by its duly authorized signatory, Sri P V Srinivas S/o. P.V. Sharma aged 50 years, General Manager – Business Development of Ramky Estates and Farms Limited (hereinafter referred to as the "Vendor" which expression shall, unless it be repugnant or contrary to the subject or context thereof, be deemed to mean and include its successors in interest, transferees and permitted assigns) of the First Part;

INFAVOUR OF

2. **JMKGEC Realtors Private Limited**, a company incorporated under the laws of India and having its registered office at 5-2-223, "Gokul" Distillery Road, Secunderabad - 500 003, represented by its duly authorized signatory: M/s. Modi Properties and Investments Pvt Ltd. represented by its Managing Director Shri Soham Modi S/o. Shri. Satish Modi aged 45 years, hereinafter referred to as the "Buyer 1", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, administrators and permitted assigns of the Second Part;



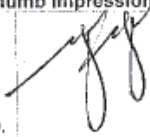



or **Ramky Estates & Farms Ltd**

Authorized Signatory







Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 416785/- paid between the hours of 3 and 4 on the 10th day of JUN, 2015 10th day of JUN, 2015 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 G.KANAKA RAO [1510-1-2015-6]	G.KANAKA RAO (REPRESENTATIVE OF VENDEES) S/O. G.SUBBA RAO R/O.SRT-243,JAWAHAR NAGAR,RTC X ROADS,HYD.	
2	EX		 P.V SRINIVAS (AU) [1510-1-2015-698]	P.V SRINIVAS (AUTHORIZED SIGNATORY) S/O. P.V.SHARMA R/O.HYDERABAD.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K. PRABHAKAR REDDY [1510-1-2015-6982]	K. PRABHAKAR REDDY SEC-BAD	
2		 V. NAGARAJU [10] [1510-1-2015-6983]	V. NAGARAJU HYD	

10th day of June, 2015

Signature of Joint SubRegistrar
Ranga Reddy (R.O)

సోహం మోడి
జాయింట్ సబ్ రిజిస్ట్రార్ - 1
రంగారెడ్డి జిల్లా

Sk. 1, 6983/2015 & Doct No. 771015
 Joint SubRegistrar,
 Ranga Reddy (R.O)



AND

3. **SDNMKJ Realty Private Limited**, a company incorporated under the laws of India and having its registered office at 5-2-223, "Gokul" Distillery Road, Secunderabad - 500 003, represented by its duly authorized signatory, M/s Modi Properties and Investments Pvt Ltd. represented by its Managing Director Shri. Soham Modi S/o. Shri. Satish Modi aged 45 years, hereinafter referred to as the "**Buyer 2**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, administrators and permitted assigns of the **Third Part**.

The Buyer 1 and Buyer 2 shall hereinafter be collectively referred to as "**Buyers**". The Buyers and the Vendor shall hereinafter be individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

WHEREAS:

- A. By way of letter dated 4 September 2002 bearing Letter Number 2051/2002 addressed to the Mandal Revenue Officer, Serilingampally Mandal, the District Collector, Ranga Reddy District, Revenue Department, Government of Andhra Pradesh directed the MRO to resume land to the extent of 33.23 acres situated in Survey Numbers 115/16, 115/19, 115/20, 115/22, 115/24, 115/25, 115/27, 115/29, 115/30 and 115/32, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Andhra Pradesh and hand over the said land to the Andhra Pradesh Industrial Infrastructure Corporation Limited ("**APIIC**").
- B. APIIC, by way of provisional allotment order dated 16 January 2006 bearing Letter Number 1269/P M (IPU)/APIIC/2005(S) ("**Provisional Allotment Order**"), provisionally allotted to Shriram Venture Limited (under the name 'Shriram Financial Services Holdings Private Limited' as it was then known) ("**Shriram Venture**"), on "as is where is basis", land admeasuring 3.00 acres in Plot Nos. 31/Part and 32 in the Financial District situated in Survey Numbers 115/22, 115/24 and 115/25 of Nanakramguda Village within the Serilingampally Mandal, Ranga Reddy District, Andhra Pradesh to establish corporate office, back office and IT support and training centre. APIIC confirmed the allotment of land in favour of Shriram Venture by way of its letter dated 9 May 2006 and further, by way of this letter dated 9 May 2006, the Provisional Allotment Order was modified to reflect an allotment of 3.38 acres to Shriram Venture.
- C. On 18 May 2006, APIIC executed an Agreement for Sale of Land bearing registration number 11682/2006 ("**Agreement for Sale**") for the allotment and handing over of possession of land admeasuring 3.38 acres on an "*as is where is basis*" situated at the Financial District bearing Plot Nos. 31/Part and 32 in Survey Numbers 115/22, 115/24 and 115/25 of Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, in favour of Shriram Venture. The Agreement of Sale states that Shriram Venture has paid the entire amount of consideration payable to APIIC for the allotment of the land.

or **Ramky Estates & Farms Ltd**



Authorized Signatory

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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	3334180	3334280
Transfer Duty	NA	0	0		1250355	1250355
Reg. Fee	NA	0	0		416785	416785
User Charges	NA	0	0		100	100
Total	100	0	0	0	5001420	5001520

Rs. 4584535/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 416785/- towards Registration Fees on the chargeable value of Rs. 83357000/- was paid by the party through DD No ,482794,482795 dated ,10-JUN-15,10-JUN-15 of ,KOTAK MAHINDRA BANK/S.D.ROAD, SEC'BAD,KOTAK MAHINDRA BANK/SECUNDERABAD

Date
10th day of June, 2015

[Signature]
Signature of Registering Officer
Ranga Reddy (R.O)

[Signature]

మహాశుద్ధి యాగానికి
కాయితీ నా లక్షణం
అక్షయం నా లక్షణం

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 7710/15 Sheet 2 of 16
 Joint SubRegistrar
 Ranga Reddy (R.O)

Registered as Document No. 7710 on
20/15/19 SE of Book 1. and assigned the
Identification Number as 1510 - 1 - 7710/15
For Scanning.

Date
22 JUN 2015

[Signature]
Registering Officer



- D. On 5 November 2007, Shriram Venture and the Vendor (then known as 'Ramky Estates and Farms Private Limited') executed an unregistered Agreement of Sale Cum General Power of Attorney, as validated on 7 December 2012 in File No.5784/AR/2012 on the file of District Registrar and Collector, Ranga Reddy District ("**Agreement of Sale cum GPA**"), whereby, the Vendor agreed to construct 1,00,000 (One Lakh) sq.ft. of built up area along with 45,000 (Forty Five Thousand) sq.ft. of car parking area on the Land for Shriram Venture in consideration for a total sum of Rs. 14,00,00,000 (Rupees Fourteen Crores) paid by Shriram Venture to the Vendor, and transfer of undivided share of the Land to the extent of 12,738 sq. yds. by Shriram Venture to the Vendor. As per the terms of the Agreement of Sale cum GPA, the Vendor and Shriram Venture agreed that the Vendor shall be entitled to construct and retain built-up area of about 3.50 lakh sq.ft. and parking space of about 1,55,000 sq.ft. on the abovementioned undivided share of the Land to the extent of 12,738 sq.yds.
- E. On 4 August 2009, APIIC and Shriram Venture executed the Deed of Sale bearing registration number 4064/2009 ("**Deed of Sale**") for the transfer of land admeasuring 3.38 acres situated at the Financial District in Survey Numbers 115/22, 115/24 and 115/25, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District ("**Land**"), from APIIC to Shriram Venture for the purpose of establishment of a corporate office, back office and IT support and training centre building. The details of the Land are more fully described in **Schedule A** annexed hereto. On 30 January 2013, Shriram Venture and the Vendor executed a Sale Deed bearing registration number 1218/2013 ("**Sale Deed**") for the transfer of a portion of the abovementioned Land, being land admeasuring 12,835 sq.yds. at Plot Nos. 31/Part and 32 in Survey Numbers 115/22, 115/24 and 115/25 at Financial District, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District (hereinafter referred to as "**Undivided Share of Land**") and more fully described in **Schedule B** annexed hereto), from Shriram Venture to the Vendor.
- F. Under the terms of the Agreement of Sale cum GPA, the Vendor has constructed for itself 4,54,278 lakh sq. ft. of premises comprising Ground, 1st to 4th and 9th floors in Tower A and total Tower B with effective car parking of 438 numbers in Lower & Upper Basements (total area of basements equivalent to 2,35,195 Sq. ft.) (Hereinafter referred to as "**Ramky Selenium**") and more fully described in **Schedule C** annexed hereto) with Vendor's own funds.
- G. The Vendor is desirous of selling (i) 26,358 square feet of premises (forming part of Ramky Selenium) in the 4th floor of Tower- A in Ramky Selenium, and (ii) 955.44 square yards of proportionate Undivided Share of Land, along with effective and exclusive car parkings of 26 numbers in upper and lower basements (hereinafter referred to as "**Schedule Property**") and more fully described in **Schedule D** annexed hereto, along with the floor plan annexed as **Schedule E**) to the Buyers for a total consideration of **Rs. 8,33,56,647/-** (Rupees Eight Crores Thirty Three Lakhs Fifty Six Thousand Six Hundred and Forty Seven Only) (**Total Consideration**). The accurate and complete specifications of the car parkings of 26 numbers being sold and transferred to the Buyers, as part of the **Schedule Property**, is provided in the plans attached as **Schedule F & G** to this Deed.

or **Ramky Estates & Farms Ltd**


Authorised Signatory

Bk - 1, CS No 6983/2015 & Doct No
Joint Subregistrar
Ranga Reddy (R.O)



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- H. The Buyers expressed their desire to purchase the Schedule Property and the Vendor represented to the Buyers that (i) it is the sole and absolute owner and is in peaceful possession of the above Schedule Property, (ii) that there are no encumbrances, charges or claims of any nature whatsoever over the Schedule Property, (iii) the Schedule Property is not subject to any court cases, land ceiling issues, regularization proceedings, etc., (iv) the Schedule Property is in compliance with all applicable norms, guidelines, bye-laws, etc., and (v) it is not prohibited from selling or transferring the rights over the Schedule Property.
- I. On the basis of the above representations, the Buyers agreed to purchase the Schedule Property for the Total Consideration of **Rs. 8,33,56,647/-** (Rupees Eight Crores Thirty Three Lakhs Fifty Six Thousand Six Hundred and Forty Seven Only), in accordance with the terms mutually agreed between the Parties. Subsequently, the Parties entered into the registered Agreement of Sale dated 28 March 2014, bearing document number 4438 of 2014, registered with the Sub Registrar of Assurances, Ranga Reddy, whereby the Parties agreed on the terms and conditions of the sale of the Schedule Property.
- J. Pursuant to the above, the Buyers have paid the Total Consideration to the Vendors. The Parties, having satisfied the terms and conditions under the abovementioned Agreement of Sale and in accordance with the same, are now desirous of executing and registering the Sale Deed for the transfer of the absolute right, title and interest over the Schedule Property from the Vendor to the Buyers as described hereinafter.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS

- I. The Vendor is the sole and absolute owner of the Schedule Property and hereby sells, conveys, transfers and assigns absolutely all its rights, title and interest in the Schedule Property to the Buyers to hold the same absolutely and forever as the absolute owners thereof as the following manner:
- a. JMKGEC Realtors Pvt Ltd (Buyer No.1 herein) shall be entitled to an extent of 13,179 Sq.ft on the fourth floor along with 8 (eight) car parkings on the upper basement and 5 (five) car parking on the lower basement in Tower A of the building known as "**Ramky Selenium**" situated at Plot Nos.31 (P) and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District (as more specifically detailed in **Schedule D** hereto and marked as red in the plan) of the Property.
 - b. SDNMKJ Realty Pvt Ltd (Buyer No.2 herein) shall be entitled to an extent of 13,179 Sq.ft on the fourth floor along with 8 (eight) car parkings on the upper basement and 5 (five) car parking on the lower basement in Tower A of the building known as "**Ramky Selenium**" situated at Plot Nos.31 (P) and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District (as more specifically detailed in **Schedule D** hereto and marked as blue in the plan) of the Property.
 - c. The extent of common undivided share of land admeasuring 955.44 sq.yds shall be divided between both the parties equally.

For Ramky Estates & Farms Ltd



Authorized Signatory



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77615
Joint Subregistrars
Ranga Reddy (R.O)



2. The Total Consideration for purchase of the Schedule Property is **Rs. 8,33,56,647/-** (Rupees Eight Crores Thirty Three Lakhs Fifty Six Thousand Six Hundred and Forty Seven Only). The Buyers have paid the total sale consideration to the Vendor by way of Pay Orders as mentioned in the table below:

A. Payments made by JMKGEC Realtors Pvt Ltd (Buyer No.1)

Sl. No.	Pay Order No.	Date	Amount in Rs.	Drawn on
1	008471	25.03.2014	1,50,00,000	HDFC Bank, S. D. Road, Secunderabad
2	008620	02.04.2014	42,00,000	HDFC Bank, S. D. Road, Secunderabad
3	176477	01.07.2014	25,00,000	HDFC Bank, S. D. Road, Secunderabad
4	177140	06.08.2014	1,67,44,000	HDFC Bank, S. D. Road, Secunderabad
5	177186	08.08.2014	30,00,000	HDFC Bank, S. D. Road, Secunderabad
6	Towards Deduction of Tax Deducted at Source (TDS) @ 1%		2,34,324	HDFC Bank, S. D. Road, Secunderabad
Total			4,16,78,324	

B. Payments made by SDNMKJ Realty Pvt Ltd (Buyer No.2)

Sl. No.	Pay order No.	Date	Amount in Rs.	Drawn on
1	008472	25.03.2014	1,50,00,000	HDFC Bank, S. D. Road, Secunderabad
2	008631	02.04.2014	42,00,000	HDFC Bank, S. D. Road, Secunderabad
3	176478	01.07.2014	50,00,000	HDFC Bank, S. D. Road, Secunderabad
4	177156	06.08.2014	1,67,44,000	HDFC Bank, S. D. Road, Secunderabad
5	177179	07.08.2014	5,00,000	HDFC Bank, S. D. Road, Secunderabad
6	Towards Deduction of Tax Deducted at Source (TDS) @ 1%		2,34,323	HDFC Bank, S. D. Road, Secunderabad
Total			4,16,78,323	

for Ramky Estates & Farms Ltd


Authorised Signatory

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Joint SubRegistrar
Ranga Reddy (R.O)



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Thus the Buyers have paid the total sale consideration to the Vendor. The Buyers have also issued to the Vendor the Certificates of deduction of tax at source at the rate of 1% of the amount of the total consideration (TDS Certificates) as mentioned above.

The Vendor hereby confirms and acknowledges receipt of the total consideration from the Buyers in the manner mentioned above to the Vendor's full satisfaction.

3. The Vendor has delivered physical possession of the Schedule Property to the Buyers and put the Buyers in vacant and peaceful possession of the same.
4. The Vendor hereby declares that the Buyers shall be entitled to own, hold, possess and enjoy, exclusively and absolutely the Schedule Property hereby conveyed, in the manner indicated in clause 1 hereinabove respectively without any lawful interruption or disturbance by the Vendor or any person claiming through or under the Vendor.
5. The Vendor hereby represents and declares that (i) the Schedule Property is free from all or any encumbrances, charges, claims, notices or any third party interests whatsoever and that there are no government acquisition proceedings or road widening proceedings in relation to the Schedule Property, (ii) it is the sole and absolute owner and is in peaceful possession of the above Schedule Property, (iii) the Schedule Property is not subject to any court cases, land ceiling issues, regularization proceedings, etc., (iv) the Schedule Property is in compliance with all applicable norms, guidelines, bye laws, etc., and (v) it is not prohibited from selling or transferring the rights over the Schedule Property.
6. The Vendor represents that it shall form and manage an association for the purposes of maintenance of Ramky Selenium. The Owners/Occupants will be governed by the bye-laws formulated and agreed by the association.
7. The Vendor hereby agrees to indemnify and keep indemnified at all times the Buyers in title against any loss or damage which Buyer may sustain on account of any deficiency or defect in the title of the Vendor to the Schedule Property or the Buyers' right to remain in peaceful possession and enjoyment of the schedule property as absolute owner/s thereof being disturbed in any manner, whatsoever, and the Vendor agrees to defend the right, title and interest of Buyer in title thereto to schedule property against all liabilities, losses, damages, expenses, actions, demands, proceedings, prosecutions, attachments, claims or causes of action, whatsoever, that the Buyer may sustain, suffer or incur for any reason, whatsoever and as a result of any of its representations and/or warranties made in this deed turning out to be untrue and that all expenses in this regard shall be borne and paid for by the Vendor.
8. The Vendor hereby further declares that all cess, taxes and levies whatsoever relating to the Schedule Property up to the date of the Sale Deed shall be the responsibility of the Vendor and confirms that all such cess, taxes and levies whatsoever relating to the Schedule Property have been paid and that there are no dues pending on account of the same.
9. The Vendor has handed over to the Buyers all the original documents with respect to the Schedule Property, including documents relating to the title to the Schedule Property, registrations, permissions, approvals, building plans, etc.


Authorised Signatory

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Joint SubRegistrar
Ranga Reddy (R.O)



10. The Vendor has not entered into any sale deeds, agreements of sale or power of attorney with any other person / persons with regard to the sale of the Schedule Property or created any charge by way of mortgage, pledge, hypothecation, or in any other manner whatsoever.
11. Simultaneous with the execution of the Sale Deed, the Parties shall submit the Sale Deed for registration before the appropriate governmental authority under the Registration Act, 1908, and the Vendor shall extend all cooperation necessary to the Buyers, including providing the relevant documents and appearing before the registering authority and mutation of revenue records. The Vendor does hereby further agrees with the Buyers at all times hereafter to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the Schedule Property to the Buyers according to the true intent and meaning of this Sale Deed. The Parties agree that the stamp duty and registration charges for duly executing and registering this Sale Deed shall be borne by the Buyers.
12. This Sale Deed constitutes the whole agreement between the Parties relating to the subject matter hereof and supersedes any prior agreements or understandings relating to such subject matter.

IN WITNESS WHEREOF this Sale Deed has been signed by the Parties (or their duly authorised representatives) on the date stated at the beginning of this Sale Deed.

For Vendor:

Ramky Estates and Farms Limited

Authorised Signatory:

Name: Mr. P.V.SRINIVAS

Designation: General Manager – Business Development.

For **Ramky Estates & Farms Ltd**


Authorised Signatory

Witnesses:

1. 

2.  For **Modi Properties & Investments Pvt. Ltd.**

For Buyers:

JMKGEC Realtors Private Limited

Authorised Signatory: M/s. Modi Properties & Investments Pvt Ltd

Name: Mr Soham Modi

Designation: Managing Director. For **Modi Properties & Investments Pvt. Ltd.**


Director

SDNMKJ Realty Private Limited

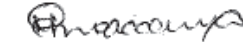
Authorised Signatory: M/s. Modi Properties & Investments Pvt Ltd

Name: Mr. Soham Modi

Designation: Managing Director.


Director

Witnesses:

1. 

2. 

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Joint SubRegistrar
Ranga Reddy (R.O)



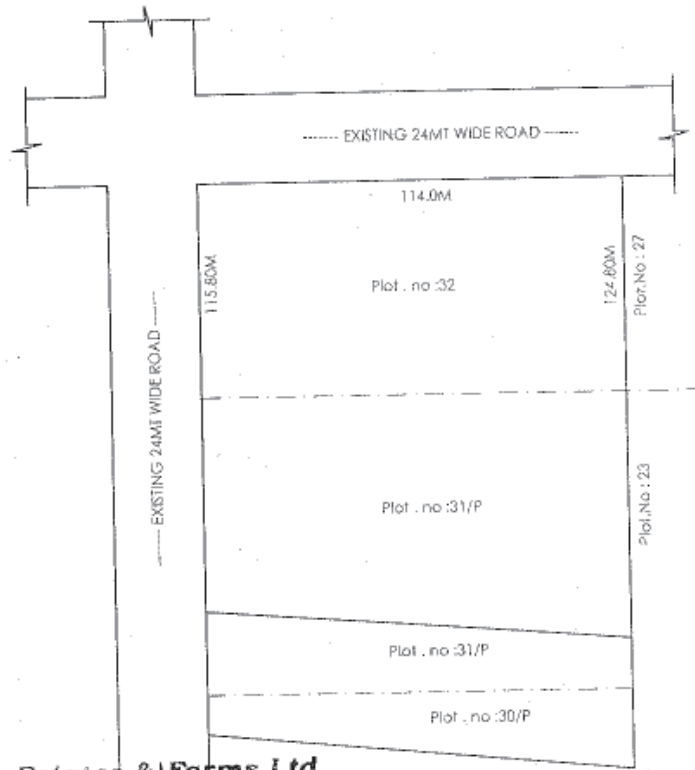
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**Schedule A
Details of Land**

All that Plot No.31 part and 32 admeasuring an extent of 3.38 acres equivalent to 16,378 Sq. Yds bearing Sy.Nos.115/22, 115/24, 115/25 situated at Financial District, Nanakramguda, Serilingampally Mandal, R.R. District bounded by:

North : Existing 24 mtrs wide road.
South: Plot No. 31/P and 30/P
East : Plot No. 27 and 28
West : Existing 24 mtrs wide road.



or Ramky Estates & Farms Ltd

For Vendor: *[Signature]*
Ramky Estates and Farms Limited
Authorised Signatory:
Name: Mr. P.V.SRINIVAS
Designation: General Manager – Business
Development

Witnesses: 1. *[Signature]*
2. *[Signature]*

For Modi Properties & Investments Pvt. Ltd.

For Buyers: *[Signature]* Director
**JMKGEC Realtors Private Limited &
SDNMKJ Realty Private Limited**
Authorised Signatory: M/s. Modi Properties
& Investments Pvt Ltd
Name: Mr. Soham Modi
Designation: Managing Director.

Witnesses: 1. *[Signature]*
2. *[Signature]*


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Sheet 8 of 16
Joint SubRegistrar
Ranga Reddy (R.O)

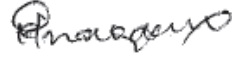



Schedule B
Details of Undivided Share of Land


All that undivided share of land admeasuring 12,835 sq. yds at Plot No.31 part and 32 in Sy.Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, R.R. District.

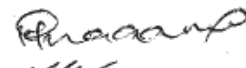

For **Ramky Estates & Farms Ltd**

For Vendor:  **Authorised Signatory**
Ramky Estates and Farms Limited
Authorised Signatory:
Name: Mr. P.V.SRINIVAS
Designation: General Manager - Business Development

Witnesses: 1. 
2. 

For **Modi Properties & Investments Pvt. Ltd.**

For Buyers:  **Director**
JMKGEC Realtors Private Limited & SDNMKJ Realty Private Limited
Authorised Signatory: M/s. Modi Properties & Investments Pvt Ltd
Name: Mr. Soham Modi
Designation: Managing Director.

Witnesses: 1. 
2. 

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Joint Subregistrar
Ranga Reddy (R.O)



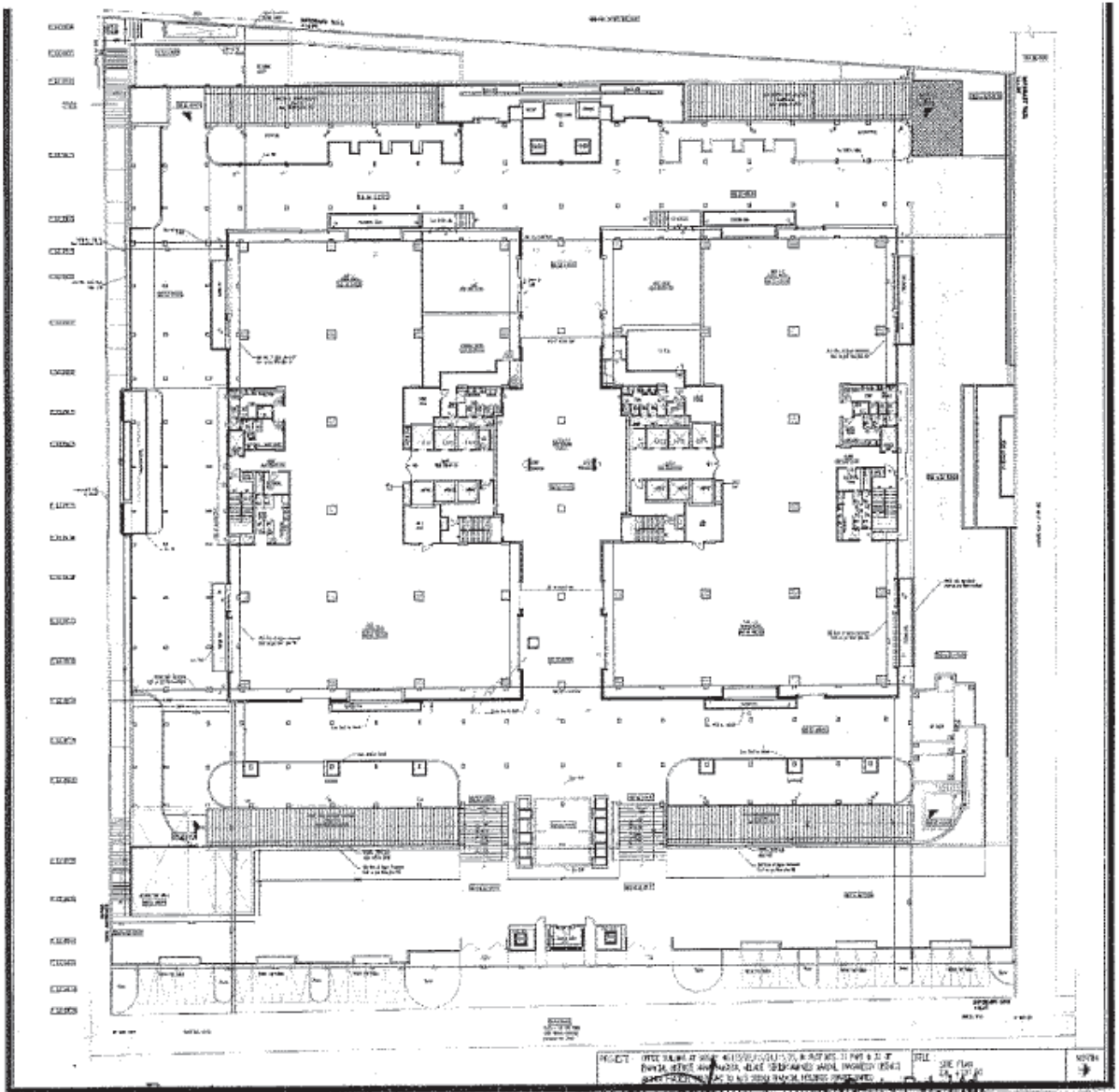
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Schedule C
Details of Land, Site and Building Plan

All that building with built-up areas admeasuring 4,54,278 Sq.ft built on land admeasuring 16,378 Sq.yds (or 3.38 acres) situated at Plot No.31 part and 32 in Sy.Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, R.R. District which is bounded by:

- North : Existing 24 mtrs wide road.
- South: Plot No. 31/P and 30/P
- East : Plot No. 27 and 28
- West : Existing 24 mtrs wide road.



Banking Estates & Farms Ltd

For Medi Properties & Investments

[Signature]
Authorised Signatory

[Signature]
Director

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Bk - 1, CS No 6983/2015 & Doct No
Joint Subregistrar
Ranga Reddy (R.O)



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Schedule D
Details of Schedule Property of Buyer 1
(JMKGEC Realtors Pvt Ltd)

All that commercial space having a built up area 13,179 Sq. ft on the Fourth Floor in Tower A of the building known as "**Ramky Selenium**" situated at Plot Nos.31 (P) and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District which is marked in red in the plans annexed herewith and bounded as given below:

- North By:** Open to sky and Plot No. 27 & 28
South By : Premises belonging to SDNMKJ Realty Pvt Ltd
East By : Open to sky and plot No. 31/P and 30/P Vacant Land
West By : Open to sky and existing 24 mtrs wide road

Details of Schedule Property of Buyer 2
(SDNMKJ Realty Pvt Ltd)



All that commercial space having a built up area 13,179 Sq.ft on the Fourth Floor in Tower A of the building known as "**Ramky Selenium**" situated at Plot Nos.31 (P), and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District which is marked in blue in the plans annexed herewith and bounded as given below:

- North By:** Premises belonging to JMKGEC Realtors Pvt Ltd
South By : Tower B of Ramky Selenium
East By : Open to sky and plot No. 31/P and 30/P Vacant Land
West By : Open to sky and existing 24 mtrs wide road

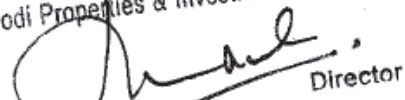
For **Ramky Estates & Farms Ltd**


Authorised Signatory



For Vendor:
Ramky Estates and Farms Limited
Authorised Signatory:
Name: Mr. P.V.SRINIVAS
Designation: General Manager - Business Development

Witnesses: 1. 
2. 

For Modi Properties & Investments Pvt. Ltd.


Director

For Buyers:
JMKGEC Realtors Private Limited & SDNMKJ Realty Private Limited
Authorised Signatory: M/s. Modi Properties & Investments Pvt Ltd
Name: Mr. Soham Modi
Designation: Managing Director.

Witnesses: 1. 
2. 

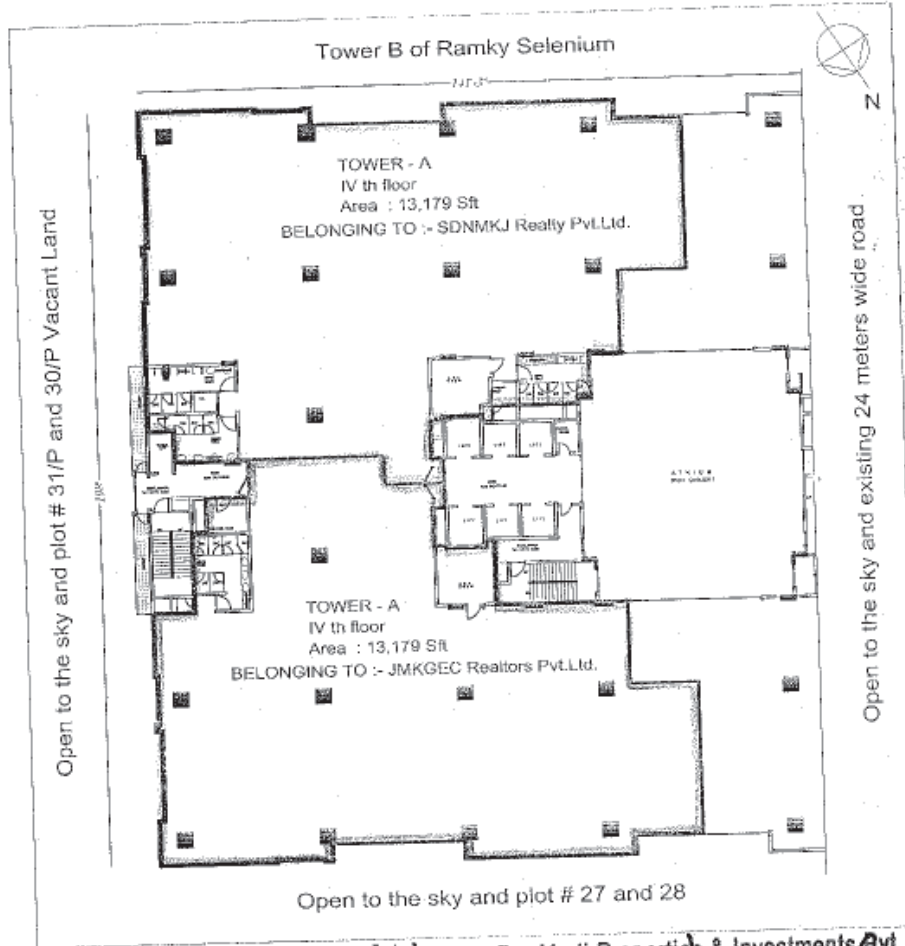
Bk-1, CS No 6983/2015 & Doct No
77013 Sheet 11 of 16
Joint SubRegistrar
Ranga Reddy (R.O)



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Schedule E
Plan of Ramky Selenium – 4th Floor



For Ramky Estates & Farms Ltd

For Modi Properties & Investments Pvt. Ltd.

For Vendor:
Ramky Estates and Farms Limited
Authorised Signatory:
Name: Mr. P.V.SRINIVAS
Designation: General Manager – Business Development

For Buyers:
JMKGEC Realtors Private Limited & SDNMKJ Realty Private Limited
Authorised Signatory: M/s. Modi Properties & Investments Pvt Ltd
Name: Mr. Soham Modi
Designation: Managing Director.

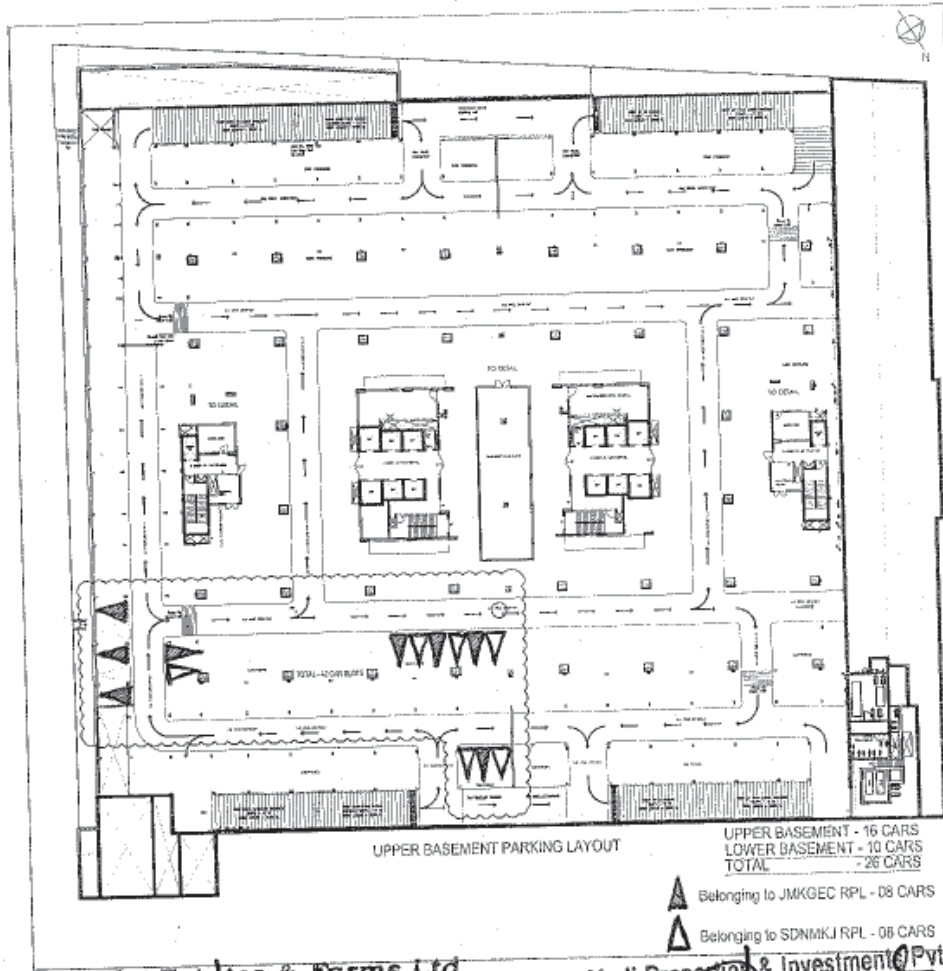
Witnesses: 1. *[Signature]*
2. *[Signature]*

Witnesses: 1. *[Signature]*
2. *[Signature]*

77015
EK-1, CS No 6983/2015 & Doct No
Joint SubRegistrar
Ranga/Reddy (R.O)



Schedule F
CAR PARKING PLAN – UPPER BASEMENT



or Ramky Estates & Farms Ltd

For Modi Properties & Investment Pvt. Ltd.

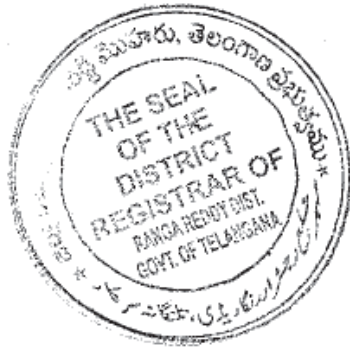
For Vendor:
Ramky Estates and Farms Limited
Authorised Signatory:
Name: Mr. P.V.SRINIVAS
Designation: General Manager – Business Development

For Buyers:
JMKGEC Realtors Private Limited Director
SDNMKJ Realty Private Limited
Authorised Signatory: M/s. Modi Properties & Investments Pvt Ltd
Name: Mr. Soham Modi
Designation: Managing Director.

Witnesses: 1. *[Signature]*
2. *[Signature]*

Witnesses: 1. *[Signature]*
2. *[Signature]*

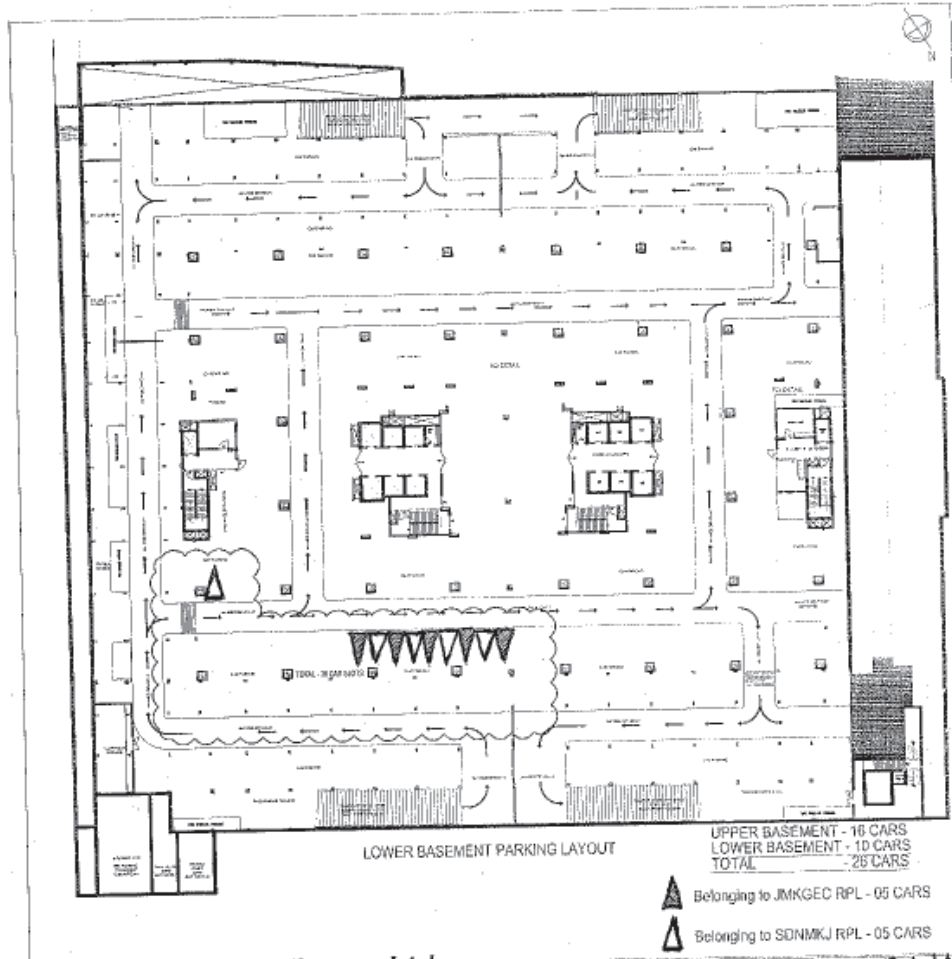
77152
Bk - 1, CS No 6983/2015 & Doct No
Sheet 13 of 16
Joint SubRegistrar
Ranga Reddy (R.O)



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Schedule G CAR PARKING PLAN - LOWER BASEMENT



or Ramky Estates & Farms Ltd

For Modi Properties & Investments Pvt. Ltd.

For Vendor: *[Signature]*
 Authorised Signatory
Ramky Estates and Farms Limited
 Authorised Signatory:
 Name: Mr. P.V.SRINIVAS
 Designation: General Manager - Business
 Development

For Buyers: *[Signature]* Director
**JMKGEC Realtors Private Limited &
 SDNMKJ Realty Private Limited**
 Authorised Signatory: M/s. Modi Properties
 & Investments Pvt Ltd
 Name: Mr. Soham Modi
 Designation: Managing Director.







Witnesses: 1. *[Signature]*
 2. *[Signature]*

Witnesses: 1. *[Signature]*
 2. *[Signature]*



7710/15
Bk - 1, CS No 6983/2015 & Doct No
Joint SubRegistrar
Ranga Reddy (R.O)
Sheet 14 of 16



**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
			<p>VENDOR:</p> <p>M/s. RAMKY ESATES AND FARMS LIMITED HAVING ITS OFFICE AT 9TH FLOOR GRANDIOSE, RAMKY TOWERS COMPLEX GACHIBOWLI, HYDERABAD REPRESENTED BY IT DULY AUTHOSIED SIGNATORY SHRI. P. V. SRINIVAS S/O. SHRI. P. V. SHARMA SHRI. SHARAD J. KADAKIA</p>
			<p>BUYERS:</p> <p>M/S. JMKGEC REALTORS PRIVATE LIMITED, & M/S. SDNMKJ REALTY PRIVATE LIMITED HAVING ITS OFFICE AT 5-2-223, "GOKUL" 3RD FLOOR, DISTILLERY ROAD, SEC-BAD REPRESENTED BY DULY AUTHOSIED SIGNATORY M/s. MODI PROPERTIES & INVESTEMENT PVT LTD. REP. BY ITS MANAGING DIRECTOR MR. SOHAM MODI, S/O. MR SATISH MODI</p>
			<p>REPRESENTATIVE:</p> <p>SHRI. G. KANAKAR RAO S/O. SHRI. G. SUBBA RAO R/O. SRT - 243, JAWAHAR NAGAR RTC 'X' ROADS HYDERABAD</p>

SIGNATURE OF WITNESSES:

- 
- 

or Ramky Estates & Farms Ltd


Authorized Signatory

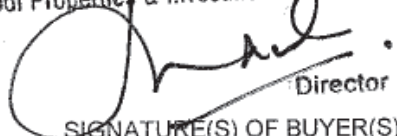
SIGNATURE OF EXECUTANTS

I send here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. G. Kanakar Rao as i cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, D.R. Office, Balanagar, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

For Modi Properties & Investments Pvt. Ltd.


Director

SIGNATURE(S) OF BUYER(S)

Bk. 11 CS No. 6983/2015 & Doct No
77121/S
Joint SubRegistrar
Ranga Reddy (R.O)



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30/10/16

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 JMK LEE REALTORS PRIVATE LIMITED
 25/03/2010
 Permanent Account Number
 AACCCJ243P

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 SORNIK REALTY PRIVATE LIMITED
 24/03/2010
 Permanent Account Number
 AACCCJ243P

व्यक्ति का नाम / PERMANENT ACCOUNT NUMBER
 AABCM4781E
 पता / NAME
 MODI PROPERTIES AND INVESTMENTS PRIVATE LIMITED
 प्रतिस्थापन का तिथि / DATE OF INCORPORATION/FORMATION
 26-08-1994
 Chief Commissioner of Income Tax, Andhra Pradesh

व्यक्ति का नाम / PERMANENT ACCOUNT NUMBER
 ABMPM6725H
 पता / NAME
 SORNIK SATISH MODI
 पता का नाम / RESIDENTIAL NAME
 SATISH MANILAL MODI
 जन्म तिथि / DATE OF BIRTH
 18-10-1959
 Chief Commissioner of Income Tax, Andhra Pradesh

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 NAGARAJU
 SUBBARAYUDU VADLA
 15/08/1979
 AGHPV3562F

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSPP8104E
 Signature

INDIAN UNION DRIVING LICENCE
 ANDHRA PRADESH
 60419930D
 KANAKA RAO G
 G SUBBA RAO
 1-1-364/17/A3364/A F NO
 OLD RTC X ROADS MALLIKAR
 RESIDENCE JAWAHAR NAGAR
 SECUNDRABAD
 HYDERABAD - 500083
 Issued On: 15/12/2012
 RTA-HYDERABAD-NZ

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 PARNANDI VENKATA SRINIVAS
 VENKATA SHARMA PARNANDI
 20/12/1960
 Permanent Account Number
 AJFPS9127E
 Signature

Handwritten signature

Bk-1, CS No 6983/2015 & Doct No
774/15 Joint Subregistrar
Ranga Reddy (R.O)



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A/c Payee



Kotak Mahindra Bank 0554-Secunderabad-S D Road

482794

Valid for three months from date

दिनांक
Date

1	0	0	6	2	0
D	D	M	M	Y	Y

On demand pay

JOINT SUB REGISTRAR R O O B R R DIST

को या उनके आदेश पर C

रुपये Rupees

Twenty Five Lakh Seven Hundred Ten only

अदा करें।

₹ 25,00,710

Payable At

*** Order Order 100 25,00,710.00 ***

For Value Received
for Kotak Mahindra Bank Ltd



[Signature]
[Signature]
Dinesh Bakkar
 Branch Manager
 Emp. Code: 38136

(Drawee Branch)

⑈482794⑈ 000485000⑈

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