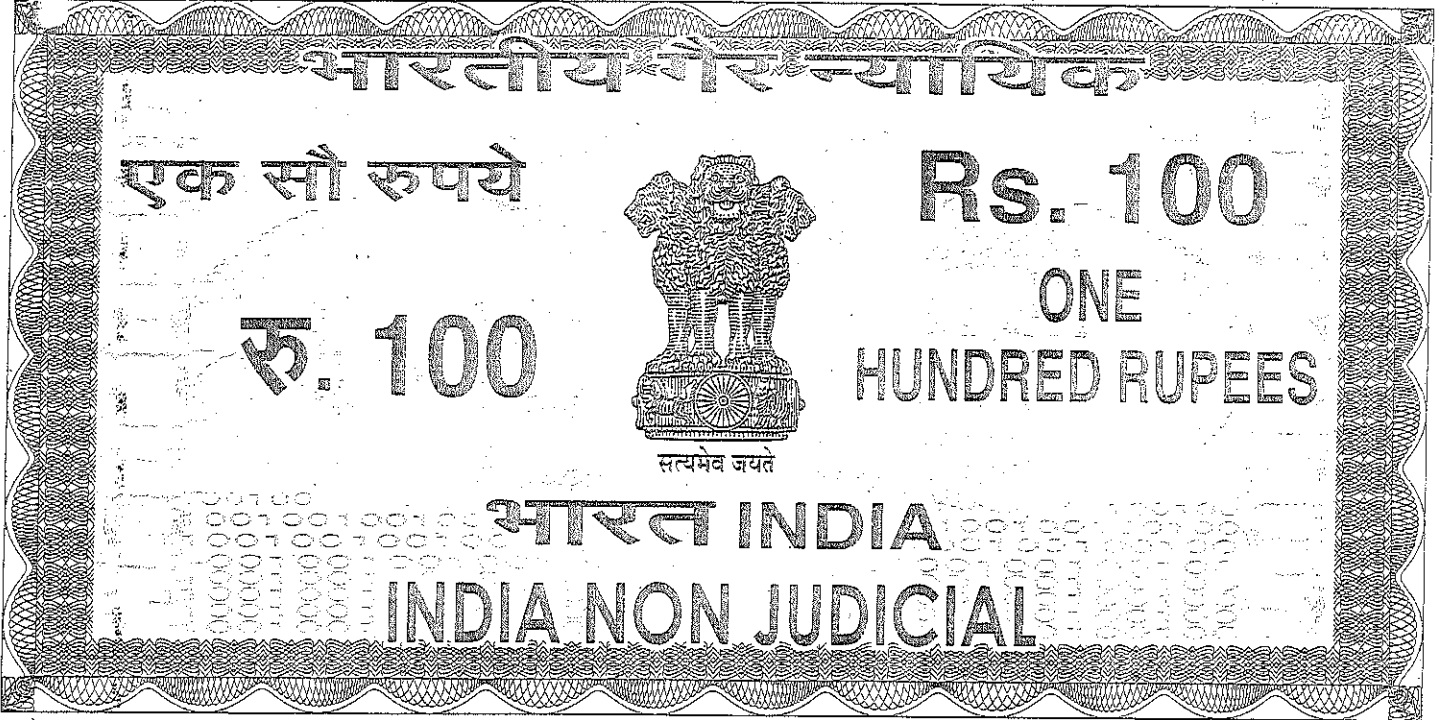


5809

5705/16

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

SL.NO...3223 Date: 18/04/2016 ₹ 100/-

Sold to L. Ramacharyulu S/o. Late sri. L. Raghavendhar Rao R. K. R. R.

FOR WHOM JMKGEC REALTORS PVT LTD & Others

C 316534

T. JAYANTHI  
 LICENSED STAMP VENDOR  
 LIC NO 16-02-046/2012  
 RL NO 16-02-015/2015  
 H.NO 2-3-64/5, Tirumalanagar  
 Amberpet, Hyderabad-500013  
 Cell: 9866539183

SALE DEED

This Sale Deed is made and executed at Hyderabad on this the 30<sup>th</sup> day of April 2016 by:

Ramky Estates and Farms Limited, a company incorporated under the Companies Act, 1956 and having its registered office at 9<sup>th</sup> Floor, Ramky Grandiose, Ramky Towers complex, Gachibowli, Hyderabad, represented by its duly authorized signatory, Shri N. Venkataramana S/o. Shri. N. V. Kesava Rao aged 50 years, DGM (Finance & Accounts) 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

1. 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 Director Shri Soham Modi S/o. Shri. Satish Modi aged 46 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;**



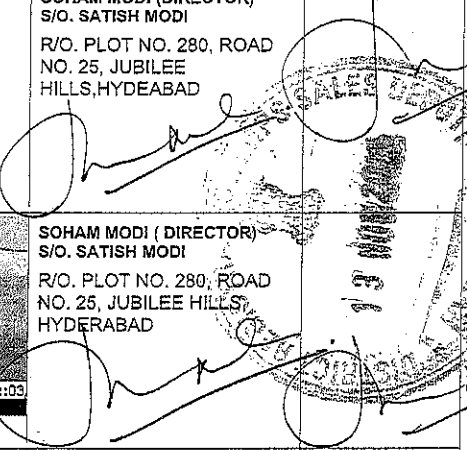




For Ramky Estates & Farms Ltd.

(Signature)



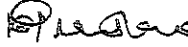


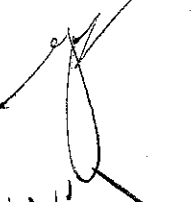
Authorized Signatory

**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. 481240/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 02nd day of MAY, 2016 02nd day of MAY, 2016 by Sri N.Venkata Ramana

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 SOHAM MODI (DIRECTOR) [1510-1-2016-5809]	SOHAM MODI (DIRECTOR) S/O. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HYDEABAD	
2	CL		 SOHAM MODI (DIRECTOR)::03 [1510-1-2016-5809]	SOHAM MODI ( DIRECTOR) S/O. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HYDERABAD	
3	EX		 N. VENKATARAMANA (AUTHO [1510-1-2016-5809]	N.VENKATARAMANA (AUTHORISED SIGNATORY) S/O. N.V.KESAVA RAO OFFICE 9 TH FLOOR, RAMKY GRANDIOS, RAMKY TOWERS COMPLEX, GACHIBOWLI, HYD	

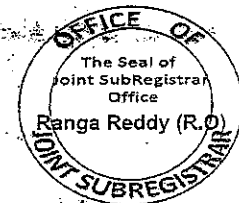
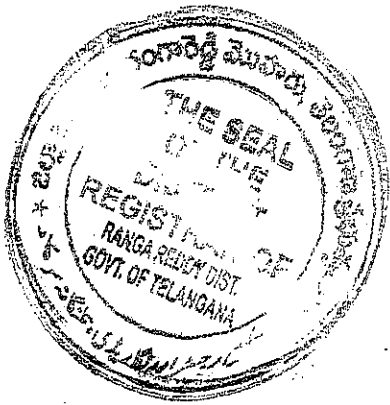
**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K.PRABHAKAR REDDY::03/ [1510-1-2016-5809]	K.PRABHAKAR REDDY HNO.5-4-187/3 AND 4 SOHAM MANSION MG ROAD SEC-BAD	
2		 G.KANAKA RAO::03/05/2C [1510-1-2016-5809]	G.KANAKA RAO HNO.5-4-187/3 AND 4 SOHAM MANSION MG ROAD SEC-BAD	

03rd day of May, 2016

Signature of Joint SubRegistrar  
Ranga Reddy (R.O)

Bk - 1, CS, No 5809/2016 & Doct No 50576. Sheet 1 of 14 Joint SubRegistrar1 Ranga Reddy (R.O)



AND

2. **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 Director Shri. Soham Modi S/o. Shri. Satish Modi aged 46 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.
- 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<sup>th</sup> 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.

For Ramky Estates & Farms Ltd.

Authorised 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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	3849820	0	0	0	3849920
Transfer Duty	NA	0	1443720	0	0	0	1443720
Reg. Fee	NA	0	481240	0	0	0	481240
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>5774880</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5774980</b>

Rs. 5293540/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 481240/- towards Registration Fees on the chargeable value of Rs. 96248000/- was paid by the party through E-Challan/BC/Pay Order No .108MYR290416,824KRO290416 dated, 02-MAY-16,02-MAY-16 of ,SBH/TREASURY BRANCH HYDERABAD,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 2887440/-, DATE: 02-MAY-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 003384031,REMITTER NAME: K PRABHAKAR REDDY,EXECUTANT NAME: RAMKY ESTATES AND FARMS LIMITED,CLAIMANT NAME: JMKGEC REALTORS PRIVATE LTD AND OTHERS) ,(2). AMOUNT PAID: Rs. 2887440/-, DATE: 02-MAY-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 003497615,REMITTER NAME: PRABHAKAR REDDY,EXECUTANT NAME: RAMKY ESTATES AND FARMS LIMITED,CLAIMANT NAME: JMKGEC REALTORS PRIVATE LTD AND OTHERS).

Date:

03rd day of May,2016

Signature of Registering Officer

Ranga Reddy (R.O)

Bk - 1, CS No 5809/2016 & Doct No 52516. Joint Sub Registrar Ranga Reddy (R.O) Sheet 2 of 14

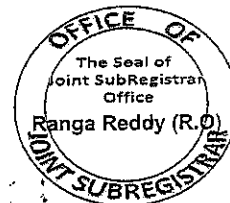
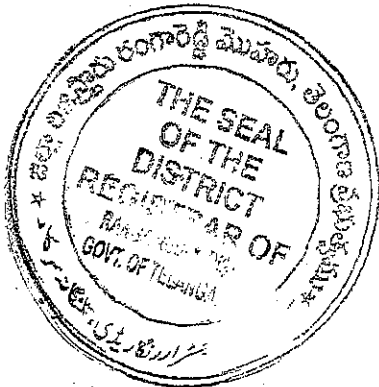
Registered as Document No... 52516... on 2016 / 1938 SE of Book 1. and assigned the Identification Number as 1510 - 52516 For Scanning.

Date

03 MAY 2016

Registering Officer

G. VISHNUVARDHAN RAO  
JOINT SUB-REGISTRAR-I  
-R.O. RA. DISTRICT-



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- 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, 1<sup>st</sup> to 4<sup>th</sup> and 9<sup>th</sup> 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 24,062 Sq. ft on 5<sup>th</sup> floor of premises (forming part of Ramky Selenium) in the 5<sup>th</sup> floor of Tower- B in Ramky Selenium with a proportionate undivided share of land 871 square yards along with effective and exclusive car parkings of 33 (thirty three) 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. 9,62,48,000/-** (Rupees Nine Crores Sixty Two Lakhs Forty Eight Thousand Only) (**Total Consideration**). The accurate and complete specifications of the car parkings of 33 (thirty three) 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.
- H. The Schedule Property is presently leased in favour of M/s Karvy Computershare Private Limited (“**Karvy**”), vide Lease Deed dated 26<sup>th</sup> May 2014 (“**Karvy Lease Deed**”) entered into between the Vendor and Karvy, for an initial term of 9 years commencing from 26<sup>th</sup> May 2014.
- I. 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.
- J. On the basis of the above representations, the Buyers agreed to purchase the Schedule Property for the Total Consideration of **Rs. 9,62,48,000/-** (Rupees Nine Crores Sixty Two Lakhs Forty Eight Thousand Only) in accordance with the terms mutually agreed between the Parties.
- K. 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.

For Ramky Selenium & Farms Ltd.



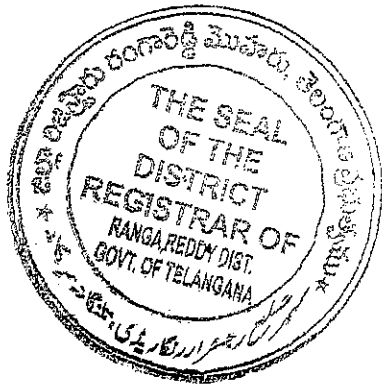
Authorized Signatory

Bk - 1, CS No 5809/2016 & Doct No

Joint SubRegistrar1  
Ranga Reddy (R.O)

Sheet 3 of 14

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**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS**

1. 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 12,031 Sq. ft on the fifth floor along with 8 (Eight) car parkings on the upper basement and 8 (eight) car parkings on the lower basement in Tower B 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 E** 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 12,031 Sq. ft on the fifth floor along with 9 (Nine) car parkings on the upper basement and 8 (eight) car parkings on the lower basement in Tower B 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 E** hereto and marked as blue in the plan ) of the Property.
  - c. The extent of common undivided share of land admeasuring 871 sq.yds shall be divided between the parties equally.
2. The Total Consideration for purchase of the Schedule Property is **Rs. 9,62,48,000/-** (Rupees Nine Crores Sixty Two Lakhs Forty Eight Thousand Only). The Buyers have paid the total sale consideration to the Vendor by way of Pay Orders as mentioned in the tables below:

**A. Payments made by JMKGEC Realtors Pvt Ltd (Buyer 1):**

S. No.	Details of Payment	Amount Rs.
2.	Bankers' Cheque No. 868559 dated 28.04.2016 drawn on Kotak Mahindra Bank, S. D. Road, Secunderabad	4,58,38,110
3.	Adjusted interest free security deposit of present Lessee M/s. Karvy Computershare Private Limited under the Karvy Lease Deed	18,04,650
4.	Towards Deduction of Tax at Source (TDS) @ 1%	4,81,240
	<b>Total</b>	<b>4,81,24,000</b>

**B. Payments made by SDNMKJ Realty Pvt Ltd (Buyer 2):**

S. No.	Details of Payment	Amount Rs.
2.	Bankers' Cheque No. 868557 dated 28.04.2016 drawn on Kotak Mahindra Bank, S. D. Road, Secunderabad	4,58,38,110
3.	Adjusted interest free security deposit of present Lessee M/s. Karvy Computershare Private Limited under the Karvy Lease Deed	18,04,650
4.	Towards Deduction of Tax at Source (TDS) @ 1%	4,81,240
	<b>Total</b>	<b>4,81,24,000</b>

**For Ramky Estates & Farms Ltd.**



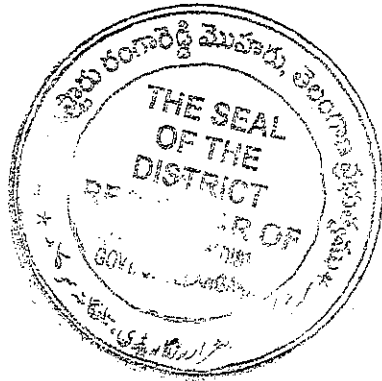
Authorised Signatory

Bk-1 CS No 5809/2016 & Doct No

Joint Subregistrar  
Ranga Reddy (R.O)

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5/5/16



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Thus the Buyers have paid the Total Consideration to the Vendor. As noted above, the Interest Free Security Deposit paid by the Lessee, i.e. Karvy, under the Karvy Lease Deed, is adjusted against part of the Total Sale Consideration, and the Parties acknowledge and confirm the same. 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 and the TDS Certificates 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.

~~For Ramky Selenium Co. Private Ltd.~~



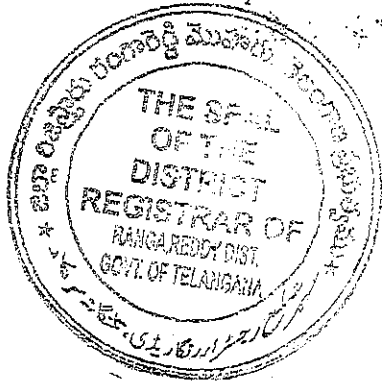
Authorized Signatory

Bk-1 CS No 5809/2016 & Doct No

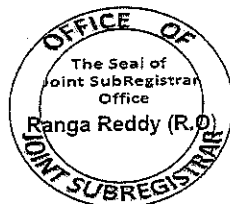
Joint SubRegistrar  
Ranga Reddy (R.O)

Sheet 5 of 14

*[Handwritten Signature]*




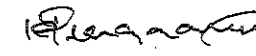
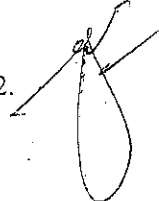
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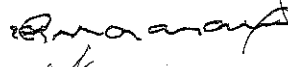


10. The Vendor has not entered into any sale deeds, agreements of sale or power of attorney with any other person / persons with regard to the sale of the Schedule Property or created any charge by way of mortgage, pledge, hypothecation, or in any other manner whatsoever.
11. Simultaneous with the execution 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.

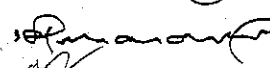
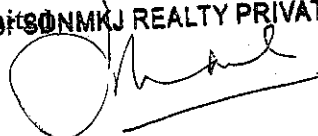
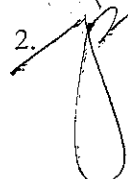
For Vendor:   
**Ramky Estates and Farms Limited**  
 Authorised Signatory  
 Name: N. Venkataramana  
 Designation: DGM (Finance & Accounts)

Witnesses: 1.   
 2. 

For Buyers: **JMKGEC Realtors Private Limited**  
 Name: Mr Soham Modi  
 Designation: Director.  
 Witnessess:

1.   Director  
 2. 

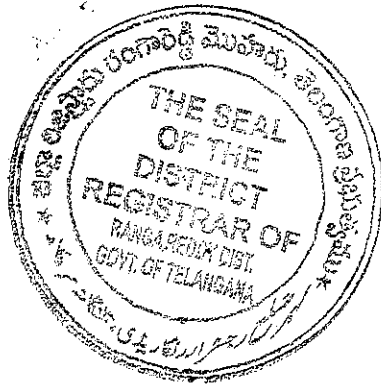
**SDNMKJ Realty Private Limited**  
 Name: Mr. Soham Modi  
 Designation: Director.

Witnesses: 1.   Direc  
 2. 

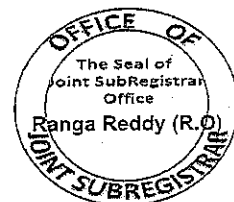
Bk-1 CS No 5809/2016 & Doct No

Joint SubRegistrar1  
Ranga Reddy (R.O)

Sheet 6 of 14



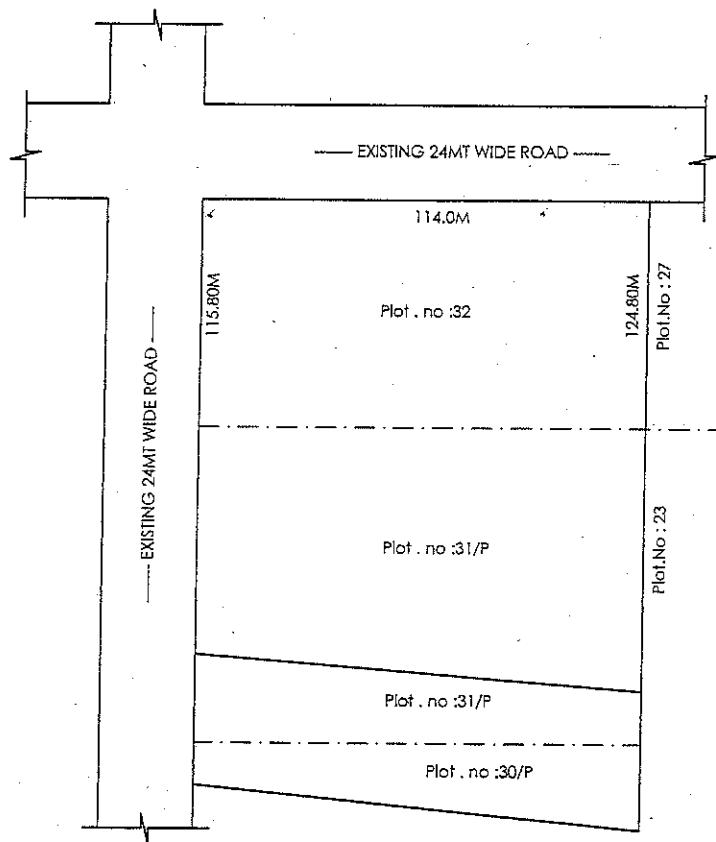
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**Schedule A**  
**Details of Land**

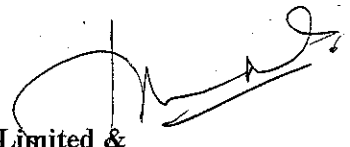
All that Plot No.31 part and 32 admeasuring an extent of 3.38 acres equivalent to 16,378 Sq. Yds bearing Sy.Nos.115/22, 115/24, 115/25 situated at Financial District, Nanakramguda, Serilingampally Mandal, R.R. District bounded by:



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.


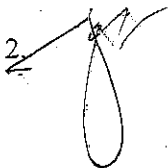


**For Ramky Estates & Farms Ltd**

For Vendor:   
**Ramky Estates and Farms Ltd**  
Authorised Signatory:  
Name: N. Venkataramana  
Designation: DGM (Finance & Accounts)

For Buyers:   
**JMKGEC Realtors Private Limited & SDNMKJ Realty Private Limited**  
Both represented by Mr. Soham Modi  
Designation: Director.

Witnesses: 1.   
2. 

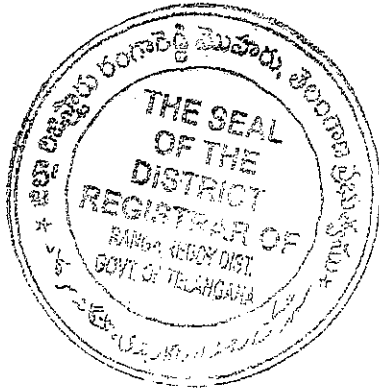
Witnesses: 1.   
2. 

Bk - 1, CS No 5809/2016 & Doct No

Sheet 7 of 14

Joint SubRegistrar/  
Ranga Reddy (R.O)

*Handwritten signature*



Generated On: 03/05/2016 04:58:27 PM





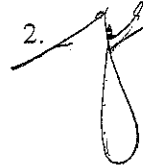
Schedule B

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.

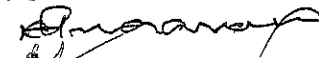

~~For Ramky Estates & Farms Ltd.~~

For Vendor:   
**Ramky Estates and Farms Limited**  
Authorised Signatory **Authorised Signatory**  
Name: N. Venkataramana  
Designation: DGM (Finance & Accounts)

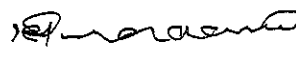
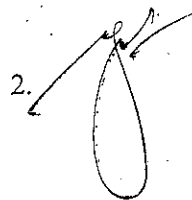
Witnesses: 1.   
2. 

For Buyers:

**JMKGEC Realtors Private Limited**  
Name: Mr Soham Modi  
Designation: Director. **For JMKGEC REALTORS PRIVATE LIMITED**

Witnesses: 1.  **Direct**  
2. 

**For SDNMKJ REALTY PRIVATE LIMITED**  
**SDNMKJ Realty Private Limited**  
Name: Mr. Soham Modi  
Designation: Director. **Director**

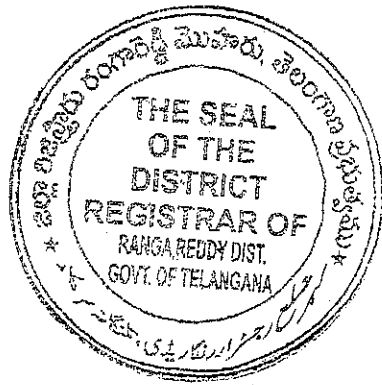
Witnesses: 1.   
2. 

Bk - 1 CS No 5809/2016 & Doct No

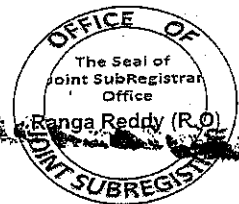
Sheet 8 of 14

Joint SubRegistrar1  
Ranga Reddy (R.O)

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### Schedule C Details of Land, Site and Building Plan

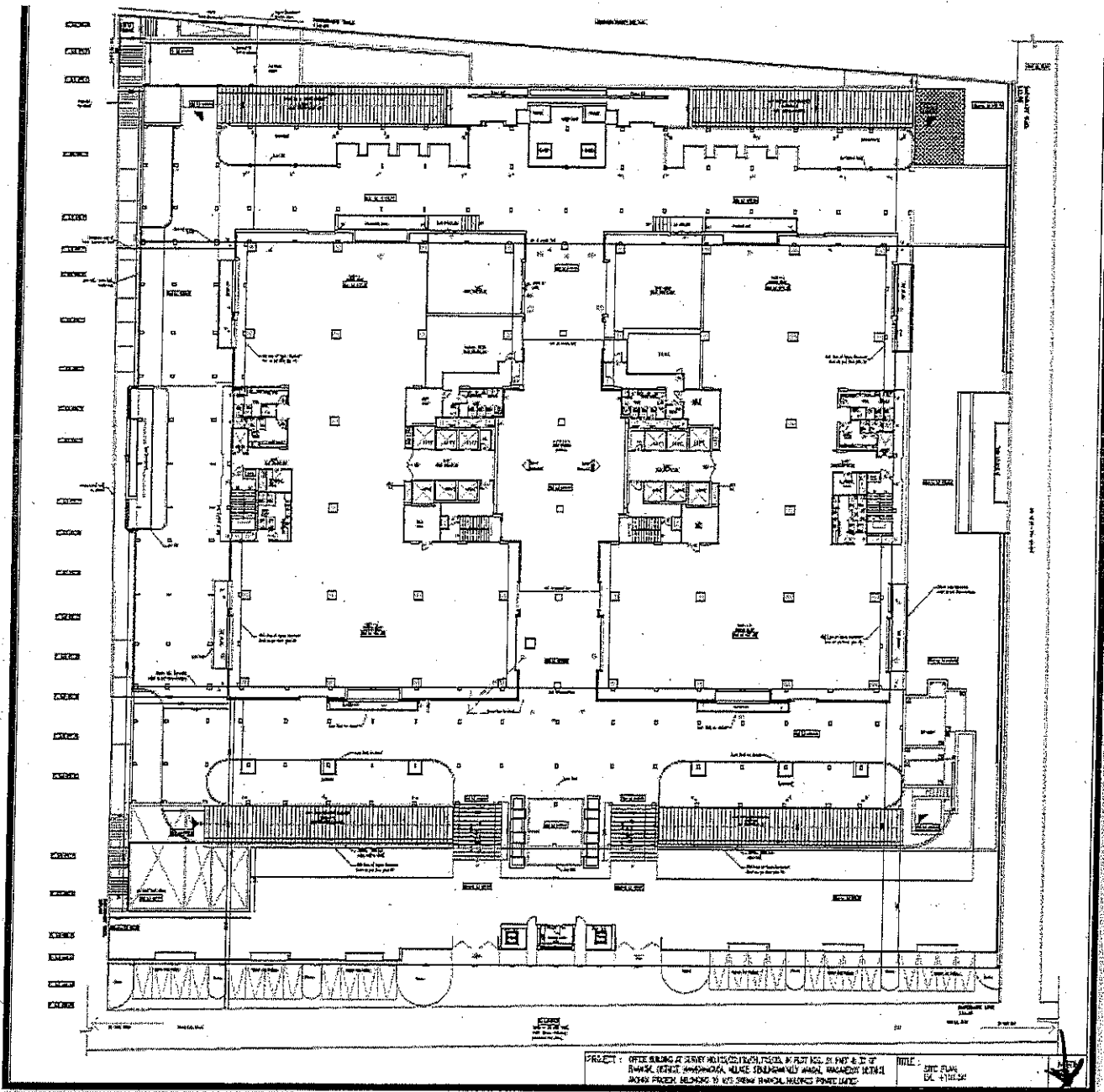
All that building with built-up areas admeasuring 4,54,278 Sq.ft built on land admeasuring 16,378 Sq.yds ( or 3.38 acres) situated at Plot No.31 part and 32 in Sy.Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, R.R. District which is bounded by:

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.



For Real Estate & Finance

*[Signature]*

Authorised Signatory

FOR JMKGEO REALTORS PRIVATE LIMITED

*[Signature]*

Director

FOR SDNKKJ REALTY PRIVATE LIMITED

*[Signature]*

Director

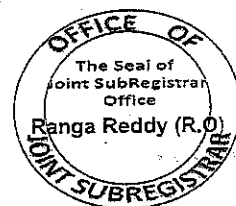
Bk - 1 CS No 5809/2016 & Doct No

Joint SubRegistrar  
Ranga Reddy (R.O)

Sheet 9 of 14



Generated On: 03/05/2016 04:58:27 PM



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

All that commercial space having a built up area 12,031 on the Fifth Floor (marked in red in the plan annexed as Schedule E here to) in Tower B with undivided share of land admeasuring 435.50 Sq.yds with 16 Nos of car parking slots in the lower and upper basements (marked in red in the plan annexed as Schedule F & G here to) 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  
**South By :** Portion of premises belonging to SDNMKJ Realty Pvt Ltd  
**East By :** Tower A, Lift & Staircase  
**West By :** Open to Sky.

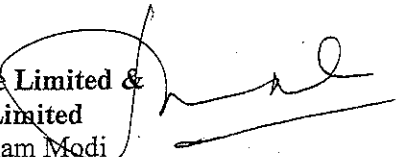
**Details of Schedule Property of Buyer 2**  
**(SDNMKJ Realty Pvt Ltd)**


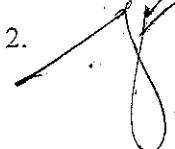
All that commercial space having a built up area 12,031 on the Fifth Floor (marked in red in the plan annexed as Schedule E here to) in Tower B with undivided share of land admeasuring 435.50 Sq.yds with 17 Nos of car parking slots in the lower and upper basements (marked in red in the plan annexed as Schedule F & G here to) 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:


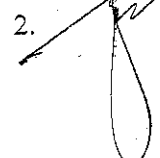
**North By :** Portion of premises belonging to JMKGEC Realtors Pvt Ltd  
**South By :** Open to Sky  
**East By :** Tower A, Lift & Staircase  
**West By :** Open to sky

~~For Ramky Estates & Farms Ltd~~

For Vendor:   
**Ramky Estates and Farms Private Limited**  
Authorised Signatory:  
Name: N. Venkataramana  
Designation: DGM (Finance & Accounts)

For Buyers:  
**JMKGEC Realtors Private Limited & SDNMKJ Realty Private Limited**  
both represented by Mr. Soham Modi   
Designation: Director.

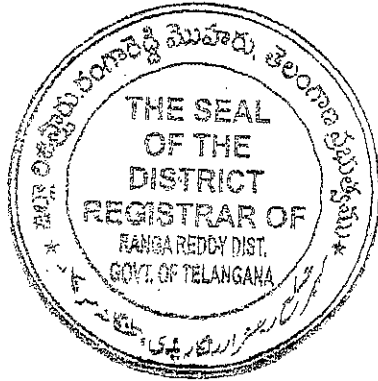
Witnesses: 1.   
2. 

Witnesses: 1.   
2. 

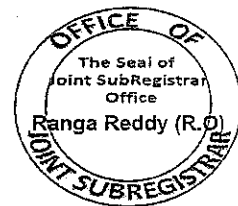
Bk - 1/CS No 5809/2016 & Doct No

Sheet 10 of 14 Joint SubRegistrar  
Ranga Reddy (R.O)

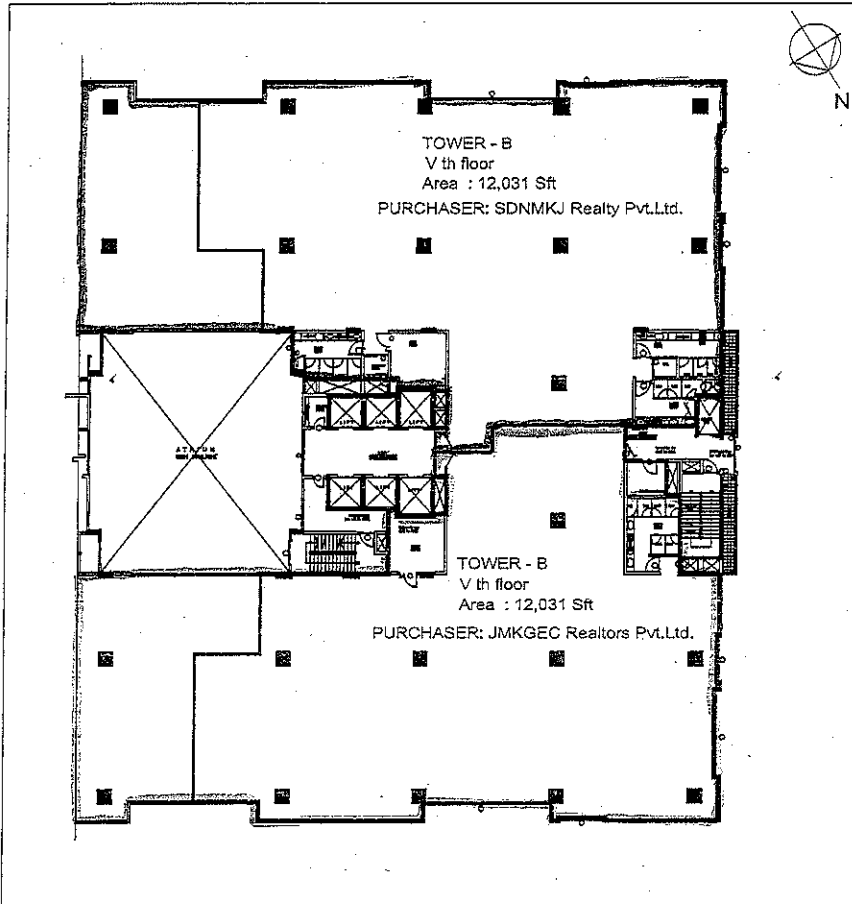
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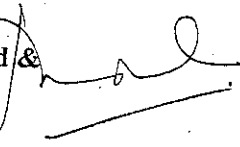


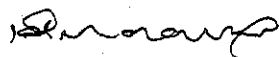
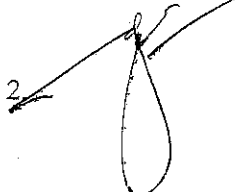
Schedule E.  
Plan of Ramky Selenium - 5<sup>th</sup> Floor

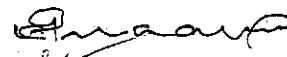
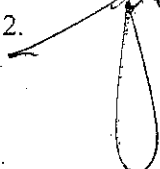


~~For Ramky Estates & Farms Ltd.~~

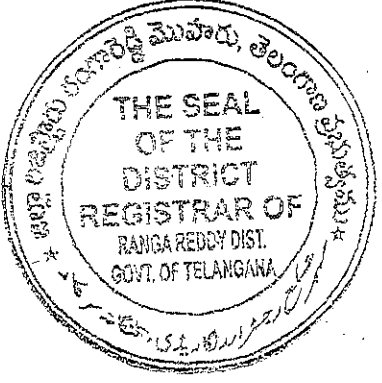
For Vendor:   
**Ramky Estates and Farms Private Limited**  
Authorised Signatory:  
Name: N. Venkataramana  
Designation: DGM (Finance & Accounts)

For Buyers:   
**JMKGEC Realtors Private Limited & SDNMKJ Realty Private Limited**  
both represented by Mr. Soham Modi  
Designation: Director.

Witnesses: 1.   
2. 

Witnesses: 1.   
2. 

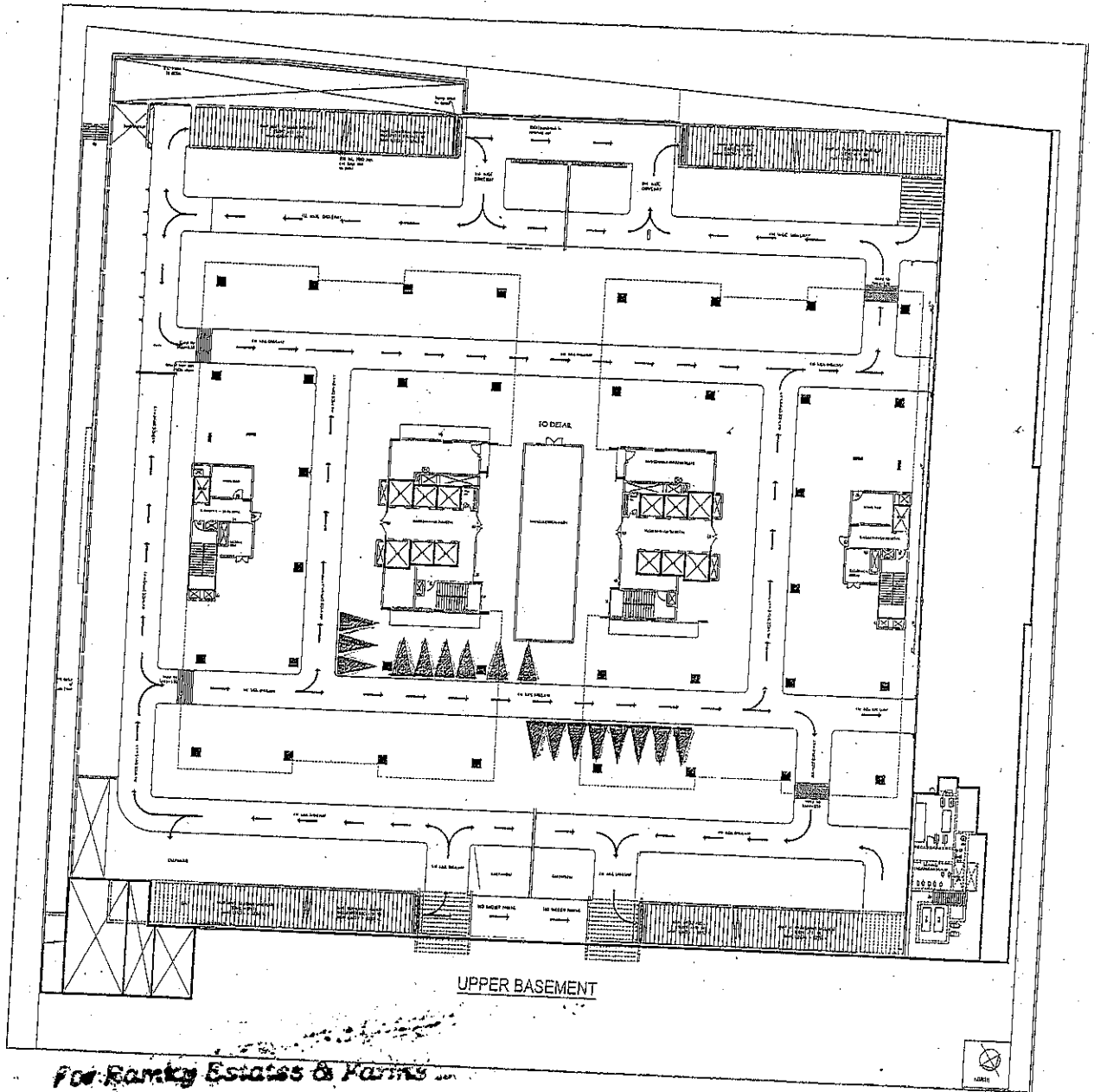
Bk - 1 SS No 5809/2016 & Doct No  
Sheet 11 of 14 Joint SubRegistrar  
Ranga Reddy (R.O)




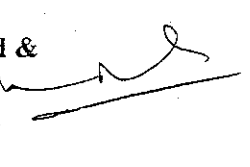
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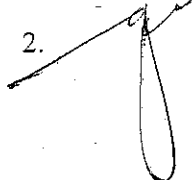
Schedule F  
CAR PARKING PLAN - UPPER BASEMENT



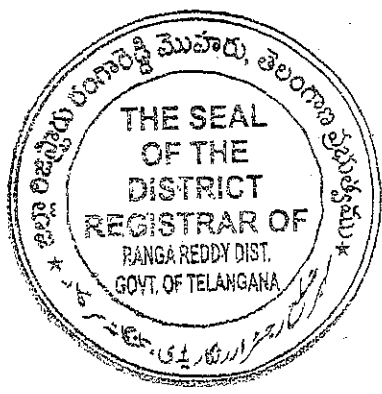
*For Ramky Estates & Farms*  
For Vendor:   
**Ramky Estates and Farms Private Limited**  
Authorized Signatory:  
Name: N. Venkataramana  
Designation: DGM (Finance & Accounts)

For Buyers:   
**JKGEC Realtors Private Limited & SDNMKJ Realty Private Limited**  
both represented by Mr. Soham Modi  
Designation: Director.

Witnesses: 1.   
2. 

Witnesses: 1.   
2. 

Bk-1 CS No 5809/2016 & Doct No  
Sheet 12 of 14 Joint SubRegistrar  
Ranga Reddy (R.O)

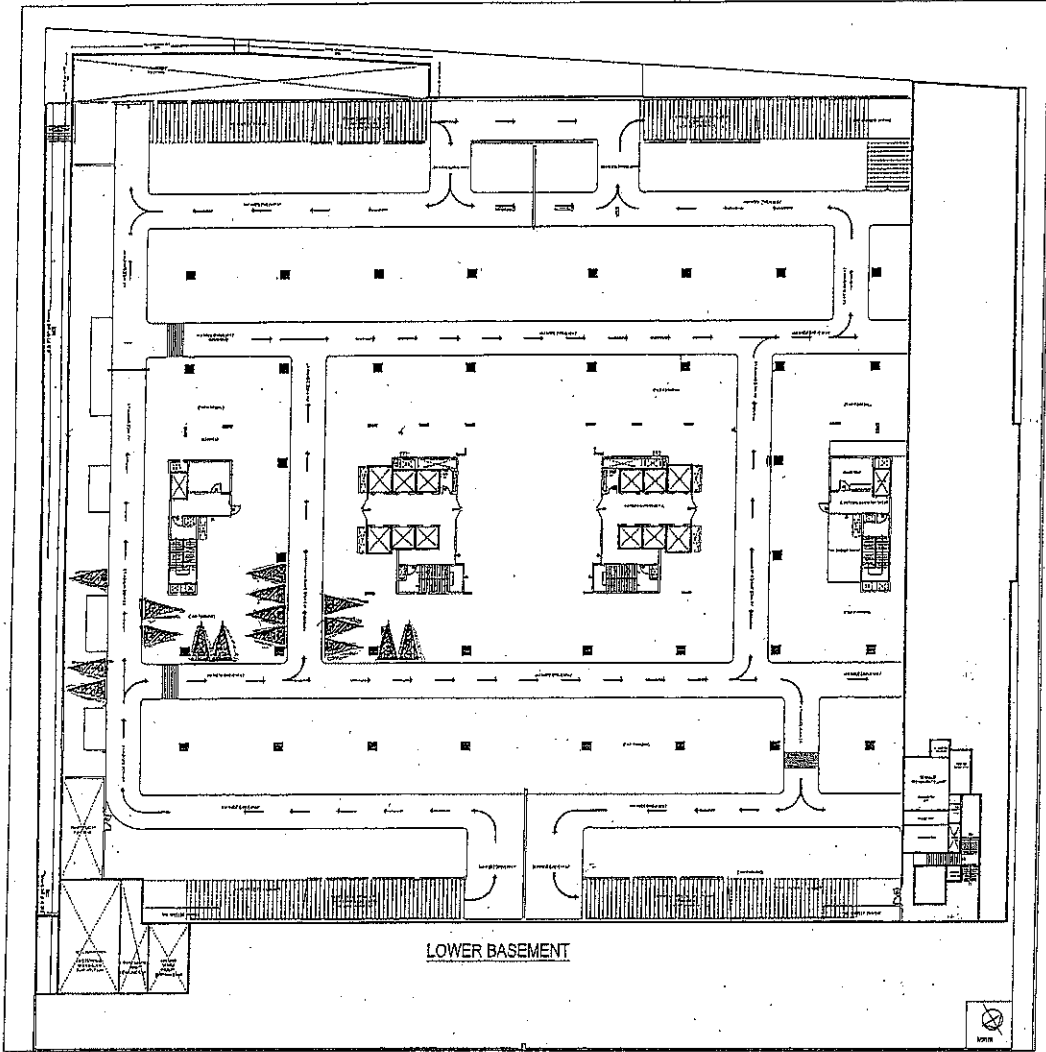



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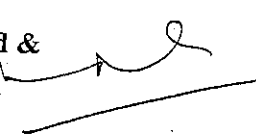



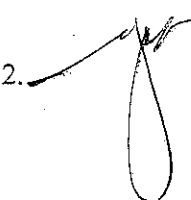



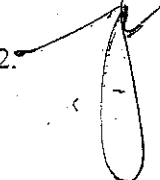
Schedule G  
CAR PARKING PLAN – LOWER BASEMENT



~~For Ramky Estates & Farms Ltd.~~  
For Vendor:   
**Authorised Signatory**  
Ramky Estates and Farms Limited  
Authorised Signatory:  
Name: N. Venkataramana  
Designation: DGM (Finance & Accounts)

For Buyers:   
JMKGEC Realtors Private Limited &  
SDNMKJ Realty Private Limited  
both represented by Mr. Soham Modi  
Designation: Director.

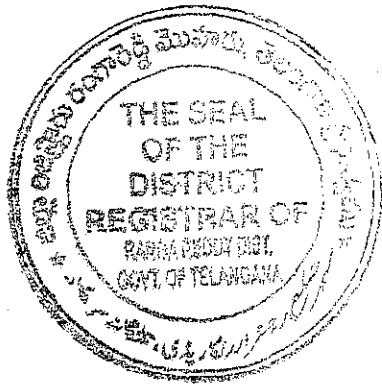
Witnesses: 1.   
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Witnesses: 1.   
2. 

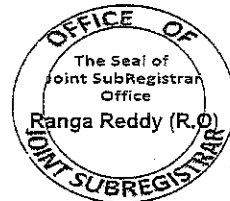
Bk-1/CS No 5809/2016 & Doct No

Sheet 13 of 14

Joint SubRegistrar  
Ranga Reddy (R.O)





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5809/05/03

5809/05

54791995  
 PRABHAKAR REDDY K  
 K PADMA REDDY  
 2-3-64/10/24  
 JAISWAL GARDEN  
 AMBERPET  
 AMBERPET  
 HYDERABAD - 500013






Issued On: 18/12/2014 RTA HYDERABAD-EZ

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

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INDIAN NATIONAL DRIVING LICENCE  
 ANDHRA PRADESH  
 DRIVING LICENCE  
 SURESH KUMAR MADDI  
 5-1-1981  
 10-1-1981  
 10-1-1981  
 10-1-1981

*Handwritten signature*

INDIAN NATIONAL DRIVING LICENCE  
 ANDHRA PRADESH  
 60419930D  
 KANAKA RAO G  
 G SUBBA RAO  
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 RESIDENCE JAWAHAR NAGAR  
 SECUNDRABAD  
 HYDERABAD - 500003

Issued On: 15/12/2012 RTA HYDERABAD-KT

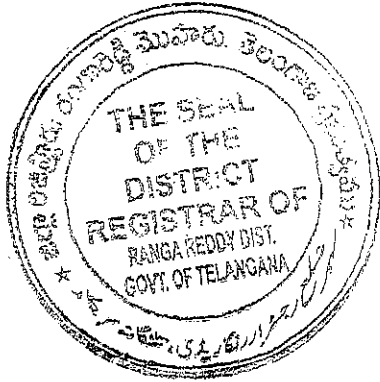
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Bk-1, CS No 5809/2016 & Doct No

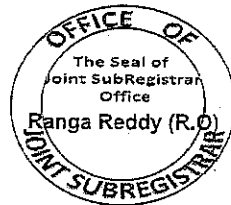
Sheet 14 of 14

Joint SubRegistrar  
Ranga Reddy (R.O)

*Handwritten signature/initials*



Generated On: 03/05/2016 04:58:27 PM



Offline Challan  
Proforma [Citizen copy]

Challan No: 824KRQ290416

Registration & Stamps  
Department, Telangana  
Stamp Duty  
FEE TYPE : 91  
RANGA REDDY (R.O.)  
CBS Screen Number : 8888

I Remitter Details  
Name: PRABHAKAR REDDY  
Address: MANSION M G ROAD  
5-187/3 AND 4 SOHAM  
SEUNDERABAD  
PAN Card Number: AWSPP8104E  
Aadhar Card Number: AWSPP8104E  
Mobile Number: 9246165561

II Executant Details  
Name: RAKMAY ESTATES AND FARMS LIMITED  
Address: 9TH FLOOR RAKMAY  
GRANDIOSE RAKMAY  
TOWERS COMPLEX  
GACHIBOWLI  
HYDERABAD

III Claimant details  
Name: IMKGEC REALTORS  
Address: PRIVATE LTD AND  
OTHERS  
2-2-223 GOKUL  
DISTILLER ROAD  
SEUNDERABAD

IV Document Nature  
Nature of Document: SALE DEED  
Property Situated in (District): RANGA REDDY  
Amount Details  
Stamp Duty: 2887440.0  
Transfer Duty: 0.0  
Registration Fee: 0.0  
User Charges: 0.0  
TOTAL: 2887440.0

Total in Words  
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LAKH EIGHTY SEVEN  
THOUSAND FOUR  
HUNDRED FORTY  
RUPEES ONLY  
Date (DD-MM-YYYY)  
29-04-2016  
Journal No: 2002  
97615

Stamp  
Department of Revenue  
Ranga Reddy District  
Stamp Duty

Offline Challan  
Proforma [Dept. copy]

Challan No: 824KRQ290416

Registration & Stamps  
Department, Telangana  
Stamp Duty  
FEE TYPE : 91  
RANGA REDDY (R.O.)  
CBS Screen Number : 8888

I Remitter Details  
Name: PRABHAKAR REDDY  
Address: MANSION M G ROAD  
5-187/3 AND 4 SOHAM  
SEUNDERABAD  
PAN Card Number: AWSPP8104E  
Aadhar Card Number: AWSPP8104E  
Mobile Number: 9246165561

II Executant Details  
Name: RAKMAY ESTATES AND FARMS LIMITED  
Address: 9TH FLOOR RAKMAY  
GRANDIOSE RAKMAY  
TOWERS COMPLEX  
GACHIBOWLI  
HYDERABAD

III Claimant details  
Name: IMKGEC REALTORS  
Address: PRIVATE LTD AND  
OTHERS  
2-2-223 GOKUL  
DISTILLER ROAD  
SEUNDERABAD

IV Document Nature  
Nature of Document: SALE DEED  
Property Situated in (District): RANGA REDDY  
Amount Details  
Stamp Duty: 2887440.0  
Transfer Duty: 0.0  
Registration Fee: 0.0  
User Charges: 0.0  
TOTAL: 2887440.0

Total in Words  
TWENTY EIGHT  
LAKH EIGHTY SEVEN  
THOUSAND FOUR  
HUNDRED FORTY  
RUPEES ONLY  
Date (DD-MM-YYYY)  
29-04-2016  
Journal No: 2002  
97615

Stamp  
Department of Revenue  
Ranga Reddy District  
Stamp Duty

Stamp  
Department of Revenue  
Ranga Reddy District  
Stamp Duty

19 KYS - 5m

2 MAY 2016  
RANGA REDDY DISTRICT  
TRANSMITTED RECEIVED

2 MAY 2016  
RANGA REDDY DISTRICT  
TRANSMITTED RECEIVED

10-10  
1006  
1106  
A LING RAME  
CUSTOMER NAME  
TINWELL ELECTRONICS PVT  
ERINAK, INDIA DINTI  
ELECTRONIC COMPONENT  
INDIAN BOND  
MALLAK  
KORI PLASTICS ENTER  
ANCHOR  
ANCHOR  
KASHINATHA  
INDIA  
DACHINATI ENTERPRISE  
REBBERAGEE  
PHATHA & BAN  
NAGARA JARAD  
CHIKKALA  
MAYANA INKARI SARI  
MINTI KAMARU SARI  
REBBERAGEE NRI  
VERAN  
SANDAS  
DAR REBBERAGEE  
IRUKARI  
MINTI KAMARU SARI  
INDIA



49583

00328403 | 00328403

Challan No: 108MYR290416		Registration & Stamps Department, Telangana	
Fee Type: 91		RANGA REDDY (B.O.)	
CSS Screen Number: 8888		RANGA REDDY (B.O.)	
Stamp		Stamp	
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Name	K PRABHAKAR REDDY	Name	K PRABHAKAR REDDY
Address	5-4-187/3 AND 4 SOHAM MANSION M G ROAD SEUNDERABAD	Address	5-4-187/3 AND 4 SOHAM MANSION M G ROAD SEUNDERABAD
PAN Card Number	AWSP8104E	PAN Card Number	AWSP8104E
Aadhar Card Number		Aadhar Card Number	
Mobile Number	9246165561	Mobile Number	9246165561
II Executant Details		II Executant Details	
Name	RAMKY ESTATES AND FARMS LIMITED	Name	RAMKY ESTATES AND FARMS LIMITED
Address	9TH FLOOR RAMKY GRANDIOSE RAMKY TOWERS COMPLEX GACHIBOWLI HYDERABAD	Address	9TH FLOOR RAMKY GRANDIOSE RAMKY TOWERS COMPLEX GACHIBOWLI HYDERABAD
III Claimant details		III Claimant details	
Name	JKGBC REALTORS PRIVATE LTD AND OTHERS	Name	JKGBC REALTORS PRIVATE LTD AND OTHERS
Address	2-2-223 GOKUL DISTILLER ROAD SEUNDERABAD	Address	2-2-223 GOKUL DISTILLER ROAD SEUNDERABAD
IV Document Nature		IV Document Nature	
Nature of Document	SALE DEED	Nature of Document	SALE DEED
Property Situated in (District)	RANGA REDDY	Property Situated in (District)	RANGA REDDY
V Amount Details		V Amount Details	
Stamp Duty	962380.0	Stamp Duty	962380.0
Transfer Duty	1443720.0	Transfer Duty	1443720.0
Registration Fee	481240.0	Registration Fee	481240.0
User Charges	100.0	User Charges	100.0
TOTAL	2887440.0	TOTAL	2887440.0
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Date of Demand	29-07-2016	Date of Demand	29-07-2016
Journal No.		Journal No.	
Stamp & Signature		Stamp & Signature	

Challan No: 108MYR290416		Registration & Stamps Department, Telangana	
Fee Type: 91		RANGA REDDY (B.O.)	
CSS Screen Number: 8888		RANGA REDDY (B.O.)	
Stamp		Stamp	
I Remitter Details		I Remitter Details	
Name	K PRABHAKAR REDDY	Name	K PRABHAKAR REDDY
Address	5-4-187/3 AND 4 SOHAM MANSION M G ROAD SEUNDERABAD	Address	5-4-187/3 AND 4 SOHAM MANSION M G ROAD SEUNDERABAD
PAN Card Number	AWSP8104E	PAN Card Number	AWSP8104E
Aadhar Card Number		Aadhar Card Number	
Mobile Number	9246165561	Mobile Number	9246165561
II Executant Details		II Executant Details	
Name	RAMKY ESTATES AND FARMS LIMITED	Name	RAMKY ESTATES AND FARMS LIMITED
Address	9TH FLOOR RAMKY GRANDIOSE RAMKY TOWERS COMPLEX GACHIBOWLI HYDERABAD	Address	9TH FLOOR RAMKY GRANDIOSE RAMKY TOWERS COMPLEX GACHIBOWLI HYDERABAD
III Claimant details		III Claimant details	
Name	JKGBC REALTORS PRIVATE LTD AND OTHERS	Name	JKGBC REALTORS PRIVATE LTD AND OTHERS
Address	2-2-223 GOKUL DISTILLER ROAD SEUNDERABAD	Address	2-2-223 GOKUL DISTILLER ROAD SEUNDERABAD
IV Document Nature		IV Document Nature	
Nature of Document	SALE DEED	Nature of Document	SALE DEED
Property Situated in (District)	RANGA REDDY	Property Situated in (District)	RANGA REDDY
V Amount Details		V Amount Details	
Stamp Duty	962380.0	Stamp Duty	962380.0
Transfer Duty	1443720.0	Transfer Duty	1443720.0
Registration Fee	481240.0	Registration Fee	481240.0
User Charges	100.0	User Charges	100.0
TOTAL	2887440.0	TOTAL	2887440.0
Total in Words	TWENTY EIGHT LAKH EIGHT SEVEN THOUSAND FOUR HUNDRED AND FORTY RUPES ONLY	Total in Words	TWENTY EIGHT LAKH EIGHT SEVEN THOUSAND FOUR HUNDRED AND FORTY RUPES ONLY
Date of Demand	29-07-2016	Date of Demand	29-07-2016
Journal No.		Journal No.	
Stamp & Signature		Stamp & Signature	

Offline Challan Proforma [Citizen copy]

Offline Challan Proforma [Dept. copy]

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