

CS No. 3185 Doc. No. 2954/2021

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Z 653357

S.No. 2943 Date: 07-03-2020

Sold to: RAMESH

S/o. LATE NARSING RAO

For: JMKGEC REALTORS PVT LTD.

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

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 on this the 06th day of February 2021 at R.O Ranga Reddy, Hyderabad, by and between:

1. M/s. 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-500003, (PAN No: AACCJ3243P), represented by its Director, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business, having Aadhaar No. 3146 8727 4389, (Hereinafter referred to as "Vendor 1")
2. M/s. 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-500003, (PAN No: AAOC50548N), represented by its Director, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, occupation: Business, having Aadhaar No. 3146 8727 4389, (Hereinafter referred to as "Vendor 2")

(Vendor 1 and Vendor 2 shall hereinafter collectively be referred to as the "Vendors" which term shall unless repugnant to the context or meaning thereof shall mean and include their respective representatives, executors, administrators and assignees etc.) of the First Part.

For JMKGEC REALTORS PVT. LTD.

Director

For SDNMKJ REALTY PVT. LTD.

Director

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 337500/- paid between the hours of 12 and 1 on the 06th day of FEB, 2021 by Sri Sohan 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		 M/S.SPANDANA RURAL [1510-1-2021-3185]	M/S.SPANDANA RURAL AND URBAN DEVELOPMENT ORGANISATION REPBY VENDIDANDI VIJAYA SIVARAMI REDDY S/O. V.PEDA VENKATA REDDY FLAT NO.A-208,JAYABHERI ORANGE COUNTY,, NANAKRAMCUDA,HYDERABAD	
2	EX		 [1510-1-2021-3185]EX-91	M/S.SDNMKJ REALTY PRIVATE LIMITED REPBY DIRECTOR SOHAM MODI S/O. LATE SATISH MODI O/O.5-2-223,GOKUL DISTILLERY ROAD,, SEC-BAD	
3	EX		 [1510-1-2021-3185]E:	M/S.JMKGEC REALTORS PRIVATE LIMITED REPBY DIRECTOR SOHAM MODI S/O. LATE SATISH MODI O/O.5-2-223,GOKUL DISTILLERY ROAD,, SEC-BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1510-1-2021-3185]WITNESS	SITARAMANJANEYULU BURRI HYD	
2		 G DILEEP KUMAR REDDY: [1510-1-2021-3185]	G DILEEP KUMAR REDDY HYD	

06th day of February,2021

Signature of Joint SubRegistrar2
Ranga Reddy (R.O)**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3820 Name: Sitaramanjaneyulu Burri	S/O Koteswara Rao Burri, Hayathnagar, K.v. Rangareddy, Telangana, 501510	
2	Aadhaar No: XXXXXXXX0492 Name: Gangireddy Dileep Kumar Reddy	S/O Gangireddy Venkata Subba Reddy, Simhadripuram, Cuddapah, Andhra Pradesh, 516454	

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Ranga Reddy (R.O)

IN FAVOUR OF

M/s. Spandana Rural and Urban Development Organisation, having its office at Plot No: 31 & 32, Ramky Selenium Towers, Tower A, Ground Floor, Financial District, Nanakramguda, Hyderabad-500032, (PAN:AABTS9855J) Represented by its Member Mr. Vendidandi Vijaya Sivarami Reddy, S/o. Mr. Vendidandi Peda Venkata Reddy, aged about 57 years, Occupation: Employee, Resident of Flat No.A-208, Jayabheri Orange County, Nanakramguda, Near Wipro Circle, Hyderabad-500 032, Telangana State (Aadhaar No: 986112240553).

(Hereinafter to be referred to as the “**Purchaser**” which term shall unless repugnant to the context or meaning thereof shall mean and include its representatives, executors, administrators and assignees etc.) of the Second Part.

The Vendors and the Purchaser are hereinafter individually referred to as a **Party**, and collectively referred to as the **Parties**.

WHEREAS:

- A) By way of letter dated 4 September 2002 bearing number 2051/2002 addressed to the Mandal Revenue Officer, Serilingampally Mandal, the District Collector, Ranga Reddy District, Revenue Department, Government of Andhrā 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)/APHC/2005(S) (“**Provisional Allotment Order**”), provisionally allotted to Shriram Venture Limited (erstwhile know as ‘Shriram Financial Services Holdings Private Limited’) (“**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 Nanakrameuda 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.


FOR SDMK GEC REALTORS PVT. LTD.
Director


FOR SDMK REALTY PVT. LTD.
Director

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E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500031	
4	Aadhaar No: XXXXXXXX0553 Name: Vendidandi Vijaya Sivarami Reddy	S/O Vendidandi Peda Venkata Reddy, Gachibowli, K.V. Rangareddy, Telangana, 500032	

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	2700000	0	0	0	2700100
Transfer Duty	NA	0	1012500	0	0	0	1012500
Reg. Fee	NA	0	337500	0	0	0	337500
User Charges	NA	0	150	0	0	0	150
Total	100	0	4050150	0	0	0	4050250

Rs. 3712500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 337500/- towards Registration Fees on the chargeable value of Rs. 67500000/- was paid by the party through E-Challan/BC/Pay Order No. 296ZC1190121 dated, 19-JAN-21 of, SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 4117650/-, DATE: 19-JAN-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9207398440932, PAYMENT MODE: CASH-1001138, ATRN: 9207398440932, REMITTER NAME: SPANDANA RURAL AND URBAN DEVELOPMENT ORG, EXECUTANT NAME: JMKGEC REALTORS PRIVATE LIMITED, CLAIMANT NAME: SPANDANA RURAL AND URBAN DEVELOPMENT ORG).

Date:

06th day of February, 2021 1942 SE Magha 17th

Signature of Registering Officer
Ranga Reddy (R.O)

Certificate of Registration

Registered as document no. 2954 of 2021 of Book-1 and assigned the identification number 1 - 1540 - 2954 - 2021 for Scanning on 06-FEB-21.

Registering Officer
Ranga Reddy (R.O)
(J.Srikanth Reddy)



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- D) On 5 November 2007, Shriram Venture and Ramky Estates and Farms Limited (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, Ramky Estates and Farms Limited 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 Ramky Estates and Farms Limited, and transfer of undivided share of the Land to the extent of 12,738 sq.yds. by Shriram Venture to Ramky Estates and Farms Limited. As per the terms of the Agreement of Sale cum GPA, Ramky Estates and Farms Limited and Shriram Venture agreed that Ramky Estates and Farms Limited 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 no. 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 Ramky Estates and Farms Limited 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 Ramky Estates and Farms Limited.
- F) Under the terms of the Agreement of Sale cum GPA, Ramky Estates and Farms Limited has constructed for itself 4,54,278 lakh sq. ft. of premises comprising Ground, "1 to 4" and "9" 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 2,35,195Sq.ft.) (Hereinafter referred to as "**Ramky Selenium**" and more fully described in **Schedule C** annexed hereto) with Vendor's own funds.
- G) By way of Sale Deed dated 4439/14 dated 28 March 2014, **Ramky Estates and Farms Limited** sold the area admeasuring an extent of 51,114 square feet of premises (forming part of Ramky Selenium) in the 2nd (25,557 sq. ft) and 3rd (25,557 sq. ft) floors of Tower A in Ramky Selenium along with 1852.83 square yards of proportionate Undivided Share of Land, along with effective and exclusive car parking of 51 numbers on the Undivided Share of Land in favour of the Vendors. In turn The Vendors have been divided the Scheduled Property into parts by metes and bounds by way of Partition Deed vide document no.11823/2014, dated 18th September 2014, registered at Ranga Reddy (R. O).

FOR RAMKY GEC REALTORS PVT. LTD.

Director

FOR SD RAMKY REALTY PVT. LTD.

Director

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Ranga Reddy (R.O)



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- H) Vendors represent and warrant that they are the owners of the premises admeasuring an extent of 25,557 Sft in the 2nd Floor of Tower A along with the 926.415 square yards of proportionate Undivided Share of Land, along with effective and exclusive car parking of [26] numbers on the Undivided Share of Land, in Ramky Selenium, in Plot No. 31 (part) & 32 in Survey No. 116/22, 115/24, 115/25, situated at Financial District, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad- 500081, of which they are desirous of selling Right Wing with admeasuring a total of 12778.5 Sq.ft along with an undivided share of land admeasuring 463.2075 square yards and 13 numbers of car parking [hereinafter referred to as "Schedule Property" and more fully described in Schedule D annexed hereto along with plans annexed as Schedule E (Floor plan marked with red) & Schedule F (3 + 4 =7 car parks; 3 on one side and 4 on quite opposite side of three slots; on Driveway in Lower Basement, marked with red), schedule G (6 car parks slots continuously on one side of Driveway in Upper Basement, marked with red] and they have clear and marketable title and that the Schedule Property is free charge, pending litigations, etc., which have bearing on the title of the Vendor to the Schedule Property.
- I) The Vendors are desirous of selling the Schedule Property and purchaser has offered to purchase the Schedule Property for a total consideration of Rs.6,75,00,000/-(Rupees Six Crore Seventy Five Lakhs Only) and on terms contained herein.
- J) In light of the above, the Parties are entering into this Sale Deed for the purposes of effecting a transfer of right, title and interest in the Schedule Property to the Purchaser.

NOW, THEREFORE, in consideration of the mutual covenants, representations, terms and conditions and understanding set forth in this Deed and other good and valuable consideration (the receipt and adequacy of which is hereby mutually acknowledged), each of the Parties hereby agree as follows:

1. The Vendors hereby grants, conveys, sells, transfers and assigns the Schedule Property together with all appurtenances, constructions, improvements, estate, right, title, and interest, whatsoever in the Schedule Property in favor of Purchaser.
2. The total consideration payable by the Purchaser/ Vendee to the Vendors for the purchase of the Schedule Property is Rs. 6,75,00,000/- (Rupees Six Crore Seventy Five Lakhs Only) ("Total Consideration"), is paid in the manner detailed below:
 - a. Rs.3,34,96,875/-(Rupees Three Crore Thirty Four Lakhs Ninety Six Thousand Eight Hundred Seventy Five Only) to JMKGEC Realtors Private Limited bearing DD No. 186394 dated 20-01-2021 drawn on SBI Bank.
 - b. Rs.3,34,96,875/-(Rupees Three Crore Thirty Four Lakhs Ninety Six Thousand Eight Hundred Seventy Five Only) to SDNMKJ Realty Private Limited bearing DD No. 186393 dated 20-01-2021 drawn on SBI Bank.

For JMK GEC REALTORS PVT. LTD.

Director

For SDNMKJ REALTY PVT. LTD.

Director

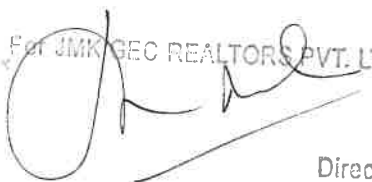
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Ranga Reddy (R.O)



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- c. Rs.2,53,125/-(Rupees Two Lakhs Fifty Three Thousand One Hundred Twenty Five Only) to JMKGEC Realtors Private Limited by way of TDS u/s 194IA of Income tax Act-1961.
- d. Rs.2,53,125/-(Rupees Two Lakhs Fifty Three Thousand One Hundred Twenty Five Only) to SDNMKJ Realty Private Limited by way of TDS u/s 194IA of Income tax Act-1961.
3. The Vendors admit and acknowledge the payment, sufficiency and receipt of the Total Consideration in the manner set out above, to their full satisfaction.
4. The Vendors have delivered the vacant physical possession of the Schedule Property to the Purchaser on the date of this Sale Deed and the Purchaser shall enjoy peaceful possession in and over the Schedule Property hereby conveyed as its absolute owner and the same shall be the enjoyed by the Purchaser without any obstructions or claims by the Vendors or by anybody claiming through him.
5. The Vendors hereby represents and warrants to the Purchaser as follows:
- The Vendors are the joint and absolute owner and is in, and has been in, absolute, actual, physical and legal possession of the Schedule Property.
 - There are no litigations pending before any Court of law or authority with respect to the Schedule Property as on the date of this Sale Deed.
 - The Vendors have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Schedule Property.
 - The Vendors have the right and authority to enter into this Deed and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected.
 - The Vendors have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Schedule Property which will, in any manner, affect or prejudice the rights of the Purchaser under this Agreement.
 - The Vendors have not done or suffered to be done or omitted any act, matter or thing in or respect of the Schedule Property which may render the same liable to forfeiture or which may contravene the provisions of any applicable laws now or hereinafter in force affecting the Schedule Property.
 - There are no dues in respect of any taxes or other statutory charges, including property tax, electricity charges, water bills, cess, society charges, maintenance charges etc., in respect of the Schedule Property, and that the Schedule Property is free from all kinds of demands, encumbrances and claims etc. from the revenue department or from the State of Telangana or Andhra Pradesh. In case any dues are found outstanding in respect of the Schedule Property which relate to a period prior to the date of this Deed, it shall be the sole responsibility of the Vendors in this regard and the Vendors shall indemnify the Purchaser for any such claims.

For JMKGEC REALTORS PVT. LTD.

Director

For SDNMKJ REALTY PVT. LTD.

Director

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- h. The Vendors hereby assures the Vendee that the Schedule Property is free from all kinds of encumbrances, charges, sales, gifts, mortgages and other court attachments etc.
 - i. The Vendors confirms and agrees that the Vendors are not restricted in any manner whatsoever from selling the Schedule Property to the Purchaser in the manner contemplated in this Deed.
 - j. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or acquisition of the Schedule Property) has been received by or served upon the Vendors in respect of the Schedule Property.
 - k. The Vendors undertakes to obtain all necessary and required permissions, clearances, certificates etc, for effecting this Sale Deed and hand over the copies of the same to the Purchaser before execution and registration of the Sale Deed and enable the Purchaser to verify the same.
 - l. The Vendors agree that they shall pay all the taxes, cess, charges etc. payable in respect of the Schedule Property upto the date of execution and registration of this Sale Deed and shall handover the receipts to the Purchaser evidencing such payments.
 - m. The Schedule Property is neither subjected nor affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and therefore, have no adverse bearing on the Property.
6. The Vendors shall at all times hereinafter do, execute, and/or cause to be done all such acts, deeds and things whatsoever necessary for perfecting the title of the Purchaser or for further, better or perfectly assuring the Schedule Property in favour of the Vendee.
 7. The Purchaser shall be entitled to get the revenue records and all governmental records in respect of the Schedule Property mutated in its favour, and the Vendors shall provide assistance towards such mutation.
 8. The cost of stamp duty and charges of registration of Sale Deed shall be borne by the Purchaser.

VENDOR 1

For JMK GEC REALTORS PVT. LTD.

 Director

VENDOR 2

For SDN MKJ REALTY PVT. LTD.

 Director

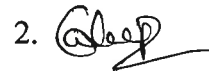


PURCHASER



WITNESSES: 1.



2. 

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Ranga Reddy (R.O)



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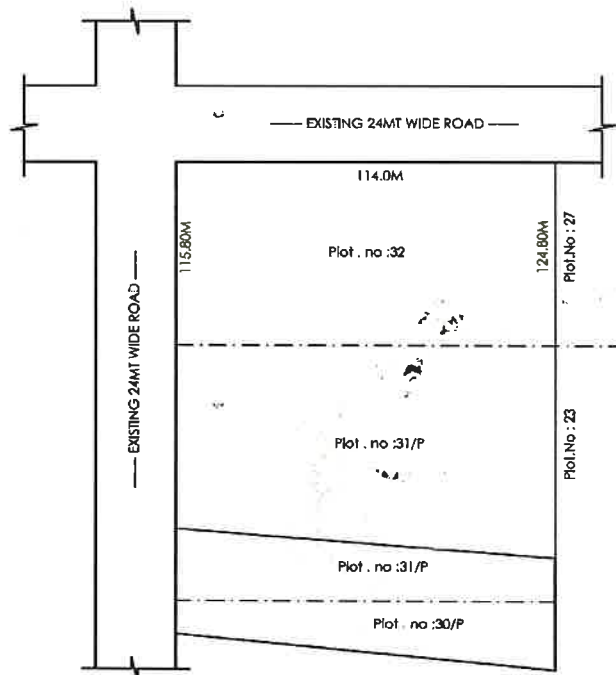


SCHEDULE-A

DETAILS OF THE LAND

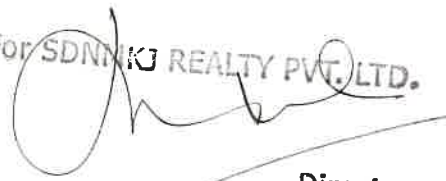
Plot No.31 part and 32 an extent of 3.38 acres (16,378 Sq yards) in the financial district situated in Sy.No.115/22, 115/25, Nanakramguda Village, Serilingampally Mandal, R. R. District bounded by:

NORTH : Existing 24 Mtr. wide road.
SOUTH : Plot No.31/P and 30/P.
EAST : Plot.No.27 and 28.
WEST : Existing 24 Mtr. wide road



For JMK GEC REALTORS PVT. LTD.

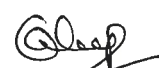
Director
VENDOR 1

For SDNNKG REALTY PVT. LTD.

Director
VENDOR 2


PURCHASER


WITNESSES:

1. 

2. 

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Ranga Reddy (R.O)



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SCHEDULE-B

DETAILS OF UNDIVIDED SHARE OF LAND

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

For JMK GEC REALTORS PVT. LTD.

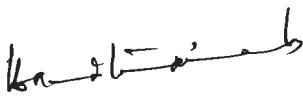
Director
VENDOR 1

For SONMKI REALTY PVT. LTD.

Director
VENDOR 2


PURCHASER


WITNESSES:

1. 
2. 

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Ranga Reddy (R.O)



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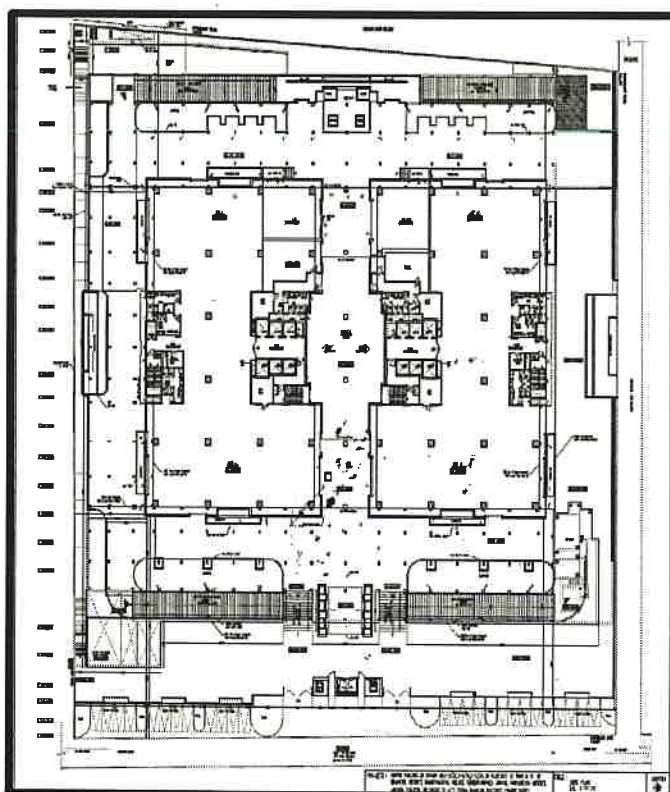


SCHEDULE-C

DETAILS OF LAND, SITE AND BUILDING PLAN

Details of building with built up areas admeasuring 4,54,278 sq. ft built on land admeasuring 16,378 sq. yards or (3.38 Acres) situated at Plot No.31 part and 32 in Sy.No.115/22. 115/24, 115/25 at Financial District, Nanakramguda Village, Serilingampally Mandal, R. R. District which is bounded by:

NORTH : Existing 24 Mtr. wide road.
SOUTH : Plot No.31/P and 30/P.
EAST : Plot.No.27 and 28.
WEST : Existing 24 Mtr. wide road



For JMK GEC REALTORS PVT. LTD.

Director

VENDOR 1

For SDNMKJ REALTY PVT LTD.

Director

VENDOR 2

PURCHASER



WITNESSES:

1.

2.

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Ranga Reddy (R.O)



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SCHEDULE-D

DETAILS OF THE SCHEDULE PROPERTY

All that building in Right Wing with built-up area admeasuring 12778.50 Sq. ft of total 25,557 Sq ft in 2nd Floor of Tower-A with undivided share of land admeasuring 463.2075 Sq.yds of total 926.415 square yards with 13 Nos. of car parking slots (as more clearly mentioned in item no. I in the main document) situated at Plot No.3I part and 32 in Sy.No.115/22, 115/24, 115/25 at Financial District, Nanakramguda Village, Serilingampally Mandal, R.R. District:-

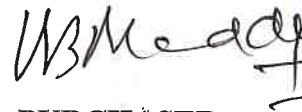
NORTH : Left Wing of 2nd Floor.
SOUTH : Open to Sky and Plot No.31/P and 30/P.
EAST : Open to Sky and Plot.No.27 and 28.
WEST : Tower-B of Ramky Selenium

For JMK GEC REALTORS PVT.LTD.

Director
VENDOR 1

For SDNMK REALTY PVT.LTD.

Director
VENDOR 2


PURCHASER



WITNESSES:

1. 
2. 

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Ranga Reddy (R.O)

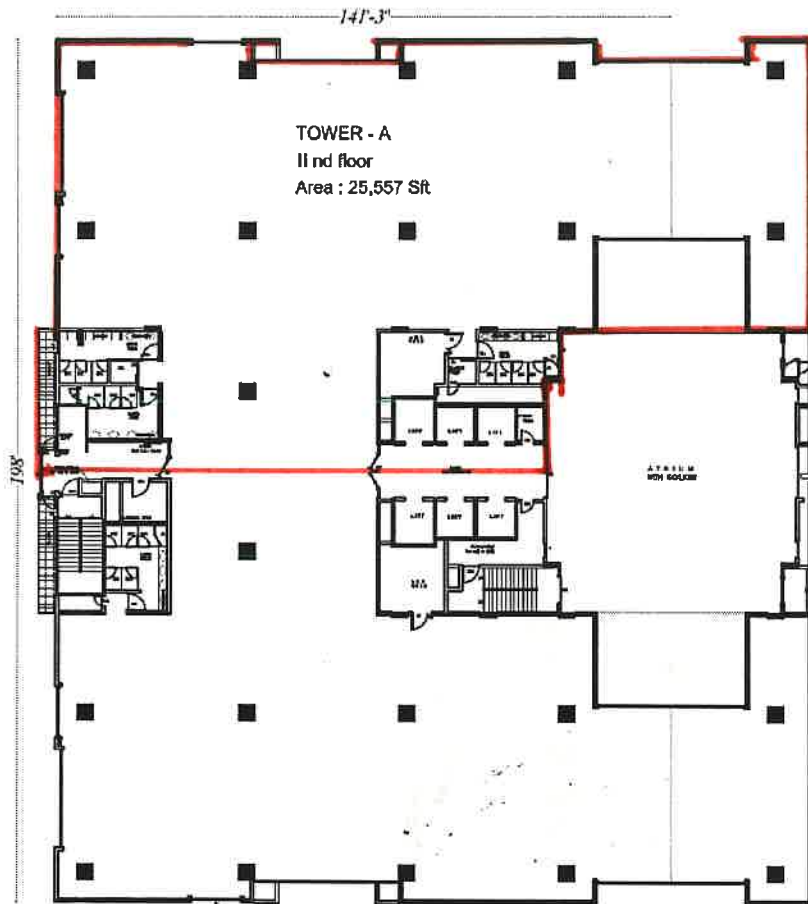


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SCHEDULE-E

PLAN OF RAMKY SILENIUM- 2nd FLOOR



For JMK GEC REALTORS PVT. LTD.

VENDOR 1

Director

For SDNINKJ REALTY PVT. LTD.

VENDOR 2

Director

PURCHASER



WITNESSES:

1. *Kastina*

2. *Alap*

Bk - 1, CS No 3185/2021 & Doct No
2954/2021. Sheet 11 of 14 Joint SubRegistrar2
Ranga Reddy (R.O)

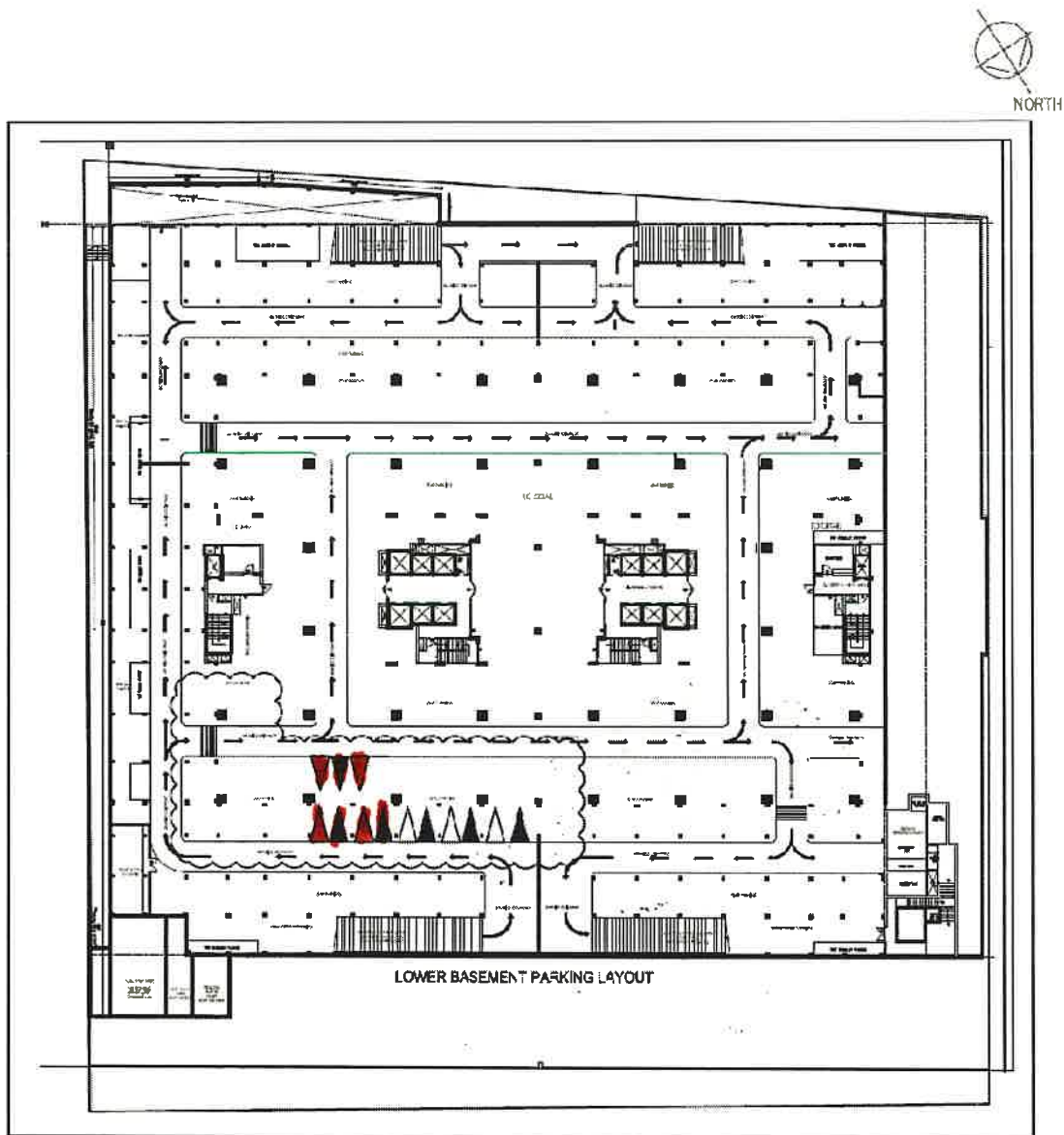


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SCHEDULE-F

CAR PARKING PLAN
LOWER BASEMENT



For JMK GEC REALTORS PVT. LTD.

VENDOR 1

Director

For SONMKJ REALTY PVT. LTD.

VENDOR 2

Director

PURCHASER



WITNESSES:

1. *Handwritten signature*

2. *Handwritten signature*

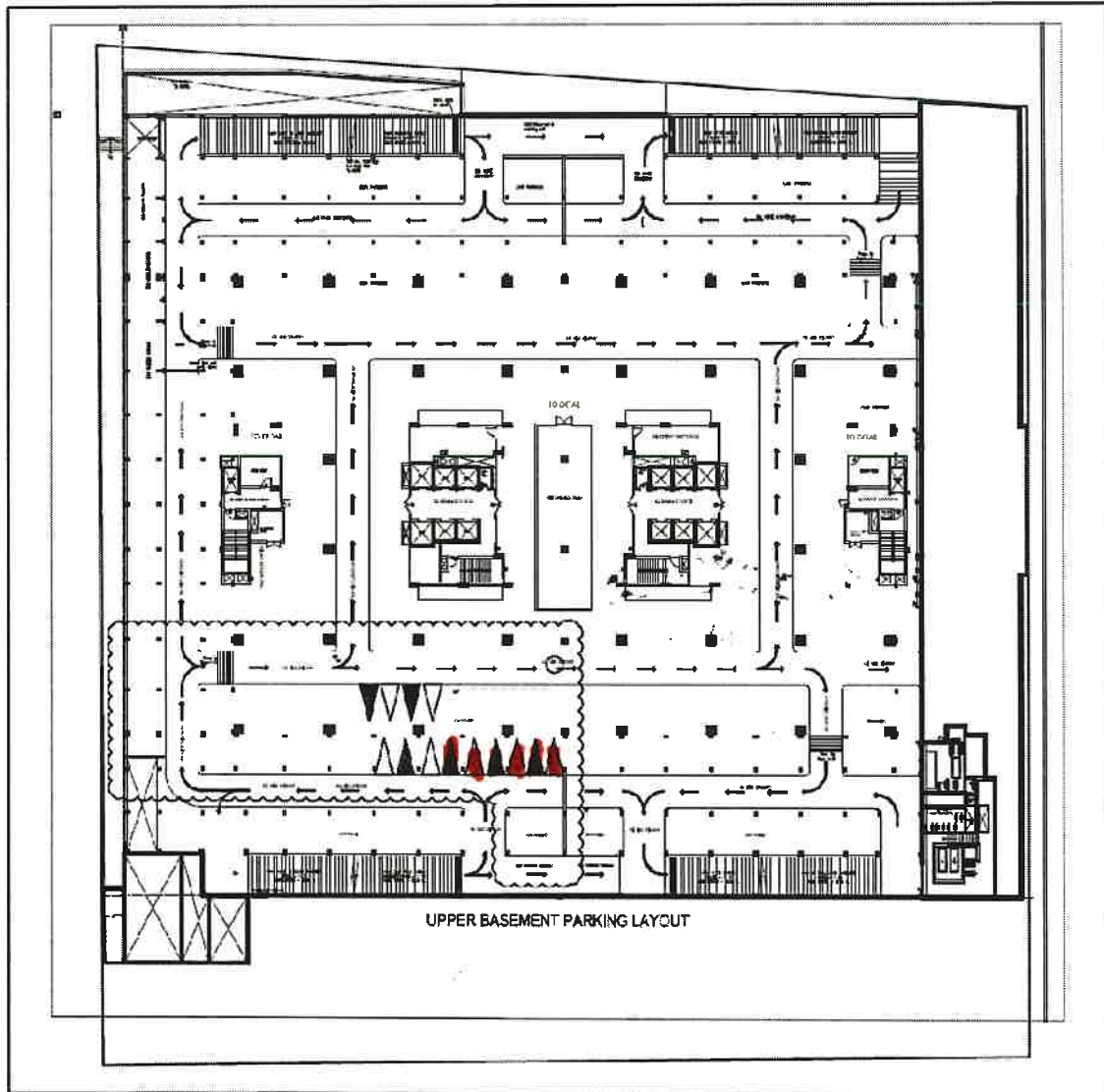
Bk - 1, CS No 3185/2021 & Doct No
2954/2021. Sheet 12 of 14 Joint Sub Registrar2
Ranga Reddy (R.O)



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SCHEDULE-G
CAR PARKING PLAN
UPPER BASEMENT



IN WITNESS WHEREOF the Vendors and the Purchaser have signed on this with their own free will and consent on this day month and year above mentioned in the presence of the following witness.

VENDOR 1

Director

VENDOR 2

Director

PURCHASER

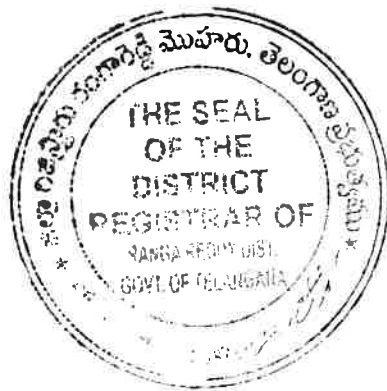
WITNESSES:

1. *[Signature]*

2. *[Signature]*



Bk - 1, CS No 3185/2021 & Doct No
2954/2021. Sheet 13 of 14 Joint SubRegistrar2
Ranga Reddy (R.O)



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భారత ప్రభుత్వం
Government of India

గంగిరెడ్డి దిలీప్ కుమార్ రెడ్డి
Gangireddy Dileep Kumar Reddy
పుట్టిన తేదీ / DOB : 18/07/1994
పురుషుడు / Male

9317 1534 0492

ఆధార్ - సామాన్యని హక్కు

(Signature)

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సీతారామంజనేయులు బుర్రీ
Sitaramanjanyulu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE
Mobile No: 9849629678

4830 9962 3820
VID : 9183 9026 9107 8060

నా ఆధార్ - నా గుర్తింపు

(Signature)

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సోహం సరిష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB:1969
పురుషుడు Male

3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

(Signature)

భారత ప్రభుత్వం
Government of India

వెండిదండి విజయ శివరామి రెడ్డి
Vendidandi Vijaya Sivarami Reddy
పుట్టిన తేదీ / DOB : 01/07/1963
పురుషుడు / Male

9861 1224 0553

నా ఆధార్, నా గుర్తింపు

(Signature)

Bk - 1, CS No 3185/2021 & Doct No
2954/2021. Sheet 14 of 14 Joint SubRegistrar2
Ranga Reddy (R.O)



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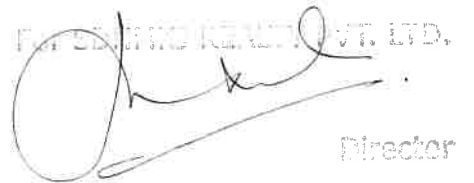


DECLARATION

The Vendors hereby declares that they were the absolute Owners / Possessors / Executants of the Scheduled Property mentioned in the Document No. 4439 of 2014, dated 28th March 2014, which is a structure and also declares that the Scheduled Property hereby sold as per the sanction plan.

The said Property was so far not assessed by the TS IALA and not allotted any PTI / VLTA Number.


For JMK GEC REALTORS PVT. LTD.
Director


For JMK GEC REALTORS PVT. LTD.
Director
DECLARANT

2954/21

Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No: 296ZC1190121

Bank Code : SBIN

Payment :
CASH

Remitter Details

Name	SPANDANA RURAL AND URBAN DEVELOPMENT ORG
PAN Card No	AABTS9855J
Aadhar Card No	
Mobile Number	*****969
Address	RAMKY SILENIUM TOWERS, TOWER A, GROUND FLOOR, FINANCIAL DIST, HYDERABAD- 500032

Executant Details

Name	JMKGEC REALTORS PRIVATE LIMITED
Address	5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD-500003

Claimant Details

Name	SPANDANA RURAL AND URBAN DEVELOPMENT ORG
Address	RAMKY SILENIUM TOWERS, TOWER A, GROUND FLOOR, FINANCIAL DIST, HYDERABAD- 500032

Document Nature

Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)

Amount Details

Stamp Duty	2700000
Transfer Duty	1012500
Registration Fee	337500
User Charges	150
Mutation Charges	67500
TOTAL	4117650
Total in Words	Forty One Lakh Seventeen Thousand Six Hundred Fifty Rupees Only

Date(DD-MM-YYYY) 19-01-2021

Transaction Id 9207398440932

Stamp & Signature

Online Challan Proforma [Citizen copy]



Registration & Stamps Department
Telangana

Challan No: 296ZC1190121

Bank Code : SBIN

Payment :
CASH

Remitter Details

Name	SPANDANA RURAL AND URBAN DEVELOPMENT ORG
PAN Card No	AABTS9855J
Aadhar Card No	
Mobile Number	*****969
Address	RAMKY SILENIUM TOWERS, TOWER A, GROUND FLOOR, FINANCIAL DIST, HYDERABAD- 500032

Executant Details

Name	JMKGEC REALTORS PRIVATE LIMITED
Address	5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD-500003

Claimant Details

Name	SPANDANA RURAL AND URBAN DEVELOPMENT ORG
Address	RAMKY SILENIUM TOWERS, TOWER A, GROUND FLOOR, FINANCIAL DIST, HYDERABAD- 500032

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Nature of Document	Sale Deed
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SRO Name	RANGA REDDY (R.O)

Amount Details

Stamp Duty	2700000
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TOTAL	4117650
Total in Words	Forty One Lakh Seventeen Thousand Six Hundred Fifty Rupees Only

Date(DD-MM-YYYY) 19-01-2021

Transaction Id 9207398440932

Stamp & Signature

14 - Pages.

NO QFBD 21067908

e-STAMPS Document Registration eChallan Slip

Registration & Stamps Department
Telangana



Remitter / SRO / District-Registrar Details

Director

SPANDANA RURAL AND URBAN DEVELOPMENT ORG

Name

Mobile Number

9948118969

Challan Number

296ZCI190121

PassCode

digly

JMKGEC REALTORS PVT LTD

5-2-223, Gokul Building,
Distillery Road,
Secunderabad – 500 003.

RESOLUTION

Name of Company: JMKGEC Realtors Pvt Ltd

Address of Company: 5-2-223, Gokul Building, Distillery Road, Secunderabad – 500 003.

Nature of Company: Pvt Ltd Company

Meeting held at registered office: 5-2-223, Gokul Building, Distillery Road, Secunderabad – 500 003 (by video Conference)

Date of meeting: 18th January 2021.

Directors present in the meeting: Mr. Shard J. Kadakia, Mr. Rajesh J Kadakia & Mr. Soham Modi.

The following resolution was adopted with the consent of all the Directors present in the meeting held on 18th January 2021 at 5-2-223, Gokul Building, Distillery Road, Secunderabad – 500 003.

- A. That M/s. JMKGEC Realtors Pvt Ltd is the owner of the premises admeasuring 12,778.50 sft on 2nd floor, Tower 'A', Ramky Selenium along with 13 car parkings in the basement floors and undivided share of land admeasuring 463.21 Sq yds bearing Plot No. 31/P and 32/P, forming part of Sy. Nos. 115/22, 15/24 & 115/25, Financial District, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District.
- B. It is resolved that the Directors of the Company have decided to sell 50% of the above said property i.e., 6,389.25 Sft along with 6.5 car parkings and undivided share of land of admeasuring 231.61 Sq yds to M/s. Spandana Rural and Urban Development Organization (SRUDO) having its office at G. T. Road, Edlapadu, Guntur District, Andhra Pradesh represented by its authorized signatory Smt. Padmaja Reddy Gangireddy.
- C. It is further resolved by all the board of directors have authorized Shri Soham Modi S/o. Late. Shri.Satish Modi to execute the Sale deed for the above said property in favour of M/s. Spandana Rural and Urban Development Organization (SRUDO).

This resolution is being attested by all the Directors present in the meeting on the date and venue of the meeting.

1. Rajesh J. Kadakia, Director

For JMKGEC REALTORS PVT. LTD.

2. Soham Modi, Director:

Director

For JMKGEC REALTORS PVT. LTD.

3. Shard J. Kadakia, Director:

Director

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RESOLUTION

Name of Company: SDNMKJ Realty Pvt Ltd

Address of Company: 5-2-223, Gokul Building, Distillery Road, Secunderabad – 500 003.

Nature of Company: Pvt Ltd Company

Meeting held at: Registered office: 5-2-223, Gokul Building, Distillery Road, Secunderabad - 500 003 (by video conference)

Date of meeting: 18th January 2021.

Directors present in the meeting: Mr. Shard J. Kadakia, Mr. Rajesh J Kadakia & Mr. Soham Modi.

The following resolution was adopted with the consent of all the Directors present in the meeting held on 18th January 2021 at 5-2-223, Gokul Building, Distillery Road, Secunderabad – 500 003.

- A. That M/s. SDNMKJ Realty Pvt Ltd is the owner of the premises admeasuring 12,778.50 sft on 2nd floor, Tower 'A', Ramky Selenium along with 13 car parkings in the basement floors and undivided share of land admeasuring 463.21 Sq. yds bearing Plot No. 31/P and 32/P, forming part of Sy. Nos. 115/22, 15/24 & 115/25, Financial District, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District.
- B. It is resolved that the Directors of the Company have decided to sell 50% of the above said property i.e., 6,389.25 Sft along with 6.5 car parkings and undivided share of land of admeasuring 231.60 Sq. yds to M/s. Spandana Rural and Urban Development Organization (SRUDO) having its office at G. T. Road, Edlapadu, Guntur District, Andhra Pradesh represented by its authorized signatory Smt. Padmaja Reddy Gangireddy.
- C. It is further resolved by all the board of directors have authorized Shri Soham Modi S/o. Late. Shri. Satish Modi to execute the Sale deed for the above said property in favour of M/s. Spandana Rural and Urban Development Organization (SRUDO).

This resolution is being passed by all the Directors present in the meeting on the date and venue of the meeting.

1. Rajesh J. Kadakia, Director

Director

For SDNMKJ REALTY PVT. LTD.

2. Soham Modi, Director

For SDNMKJ REALTY PVT. LTD.

Director

3. Shard J. Kadakia, Director

Director

