

CSNO
2740

Doc. No. 2468/2022

SCANNED



తెలంగాణ తేలంగానా TELANGANA

SL. No. 8084, Date: 23-11-2021, Rupees: 100/-
Sold to: Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: SDNMKJ Realty Pvt. Ltd.

AH 952473

KODALI RADHIKA

Licensed Stamp Vendor Lic No. 16/7/04/ 19-21
G6, Kubera Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378260, 9440090826

SALE DEED

This Sale Deed is made and executed on this the 11th day of February, 2022 at Hyderabad by and between:

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, represented by its authorized signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 52 years having Aadhar No. 3146 8727 4389 (Hereinafter referred to as "**Vendor**" which 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.

IN FAVOUR OF

M/s. Technoflair Solutions India Pvt Ltd., a company incorporated under the laws of India and having its registered office 719, Vasavi Shanthinikethan, Whitefieds, Kondapur, Hyderabad-500 084, represented by its authorized signatory, Mr. Dhanunjay Nadipalli, S/o. Mr. Nadipalli Guravaiah, aged about 46 years having Aadhar No. 5966 0734 9957 (Hereinafter to be referred to as the "**Purchaser**" shall unless repugnant to the context or meaning thereof shall mean and include their respective representatives, executors, administrators and assignees etc.) of the Second Part.

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

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. 500000/- paid between the hours of 10 and 12 on the 11th day of FEB, 2022 11th day of FEB, 2022 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			M/S TECHNOFLAIR SOLUTIONS INDIA PVT LTD, REP BY DHANUNJAY NADIPALLI (AUTHORIZED SIGNATORY) S/O. NADIPALLI GURUVAIAH O/O. 719, SHANTHINIKETHAN, WHITEFIED, KONDAPUR, HYD, HYD	
2	EX			M/S SDNMKJ REALTY PVT LTD, REP BY SOHAM MODI (AUTHORIZED SIGNATORY) S/O. LATE SATISH MODI O/O. 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD, HYD, HYD	

Identified by Witness:

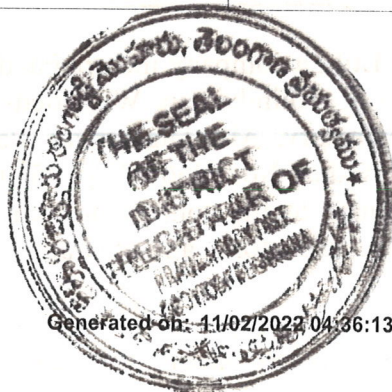
SI No	Thumb Impression	Photo	Name & Address	Signature
1			SITARAMANJANEYULU B HYD	
2			U GOVINDA SAI KUMAR HYD	

11th day of February, 2022

Signature of Joint SubRegistrar2
Ranga Reddy (R.O)

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	
2	Aadhaar No: XXXXXXXX9957 Name: Dhanunjay Nadipalli	S/O Guravaiah Nadipalli, Kondapur, K.V. Rangareddy, Telangana, 500084	



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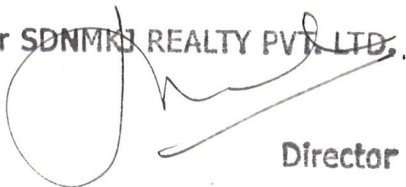
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Joint SubRegistrar2
Sheet 1 of 16
Ranga Reddy (R.O)

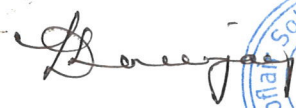
SCANNED

WEHREAS:

- A) By way of letter dated 4th September 2002 bearing 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)/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 Nanakramguda Village within the Serilingampally Mandal, Ranga Reddy District, Andhra Pradesh to establish corporate office, back office and IT support and training center. 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 5th 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.

For SDNMK REALTY PVT. LTD.


Director





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						
	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	5499900	0	0	0	5500000
Transfer Duty	NA	0	1500000	0	0	0	1500000
Reg. Fee	NA	0	500000	0	0	0	500000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	100000	0	0	0	100000
Total	100	0	7600900	0	0	0	7601000

Rs. 6999900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 500000/- towards Registration Fees on the chargeable value of Rs. 100000000/- was paid by the party through E-Challan/BC/Pay Order No ,189JEH090222,345VB0070222 dated ,09-FEB-22,07-FEB-22 of ,SBIN/,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 7596400/-, DATE: 09-FEB-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1959216616840, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 1959216616840, REMITTER NAME: DHANUNJAY N, EXECUTANT NAME: SDNMKJ REALTY PRIVATE LIMITED, CLAIMANT NAME: TECHNOFLAIR SOLUTIONS INDIA PVT LTD) . (2). AMOUNT PAID: Rs. 4500/-, DATE: 07-FEB-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3775967007240, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 3775967007240, REMITTER NAME: MR. DHANUNJAJ NADIPALLI, EXECUTANT NAME: SDNMKJ REALTY PRIVATE LIMITED, CLAIMANT NAME: TECHNOFLAIR SOLUTIONS INDIA PVT LTD) .

Date:

11th day of February, 2022

Signature of Registering Officer

Ranga Reddy (R.O)

Certificate of Registration

Registered as document no. 2468 of 2022 of Book-1 and assigned the identification number 1 - 1510 - 2468 - 2022 for Scanning on 11-FEB-22 .

Registering Officer

Ranga Reddy (R.O)

(J. Srikanth Reddy)

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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 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 own funds.
- G) By way of Sale Deed bearing no. 5707 of 2016 dated 30 April 2016 Ramky Estates Farms Limited sold the area admeasuring 12,838 Sq. Ft. on 3rd Floor of Ramky Selenium, Tower B with proportionate undivided share of land admeasuring 464.50 Sq. yds. along with effective and exclusive car parking of 17 numbers in upper and lower basements (hereinafter referred to as "**Schedule Property**" more fully described in **Schedule D** annexed hereto and marked in red in the plans annexed as **Schedule E, F & G**") to the Vendor herein. Balance portion of the third floor in Tower B admeasuring 12,838 sft was sold to M/s. JMKGEC Realtors Pvt. Ltd., by way of the same sale deed bearing no. 5707 of 2016, however, the premises sold to M/s. JMKGEC Realtors Pvt. Ltd., does not form a part of this Sale Deed.
- H) The Vendor is desirous of selling the Schedule Property and the Purchaser has offered to purchase the Schedule Property for a total consideration of Rs. 10,00,00,000/-(Rupees Ten Crore Only) and on the terms contained herein.
- I) In light of the above, the Parties have agreed to enter 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 Sale 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 Vendor is the sole and absolute owner of the Schedule Property and 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 favour of the Purchaser.

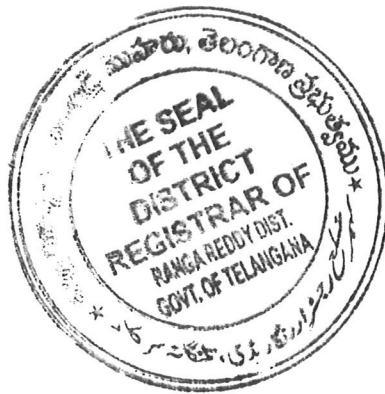
For SDNMKJ REALTY PVT. LTD.



Director



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Ranga Reddy (R.O)



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2. The total consideration payable by the Vendee/ Purchaser to the Vendor for the purchase of the Schedule Property is Rs. 10,00,00,000/- (Rupees Ten Crores Only) **“Total Consideration”**, is paid in the manner detailed bellow:

Sl. no.	Cheque no./RTGS	Date	Amount	Bank	Paid to	Paid by
1.	001067	24-11-2021	25,00,000/-	ICICI, Jubilee Hills	SDNMKJ Realty Pvt. Ltd.	Technoflair Solutions India Pvt Ltd
2.	001068	24-11-2021	25,00,000/-	ICICI, Jubilee Hills	SDNMKJ Realty Pvt. Ltd.	Technoflair Solutions India Pvt Ltd
3.	001069	24-11-2021	25,00,000/-	ICICI, Jubilee Hills	SDNMKJ Realty Pvt. Ltd.	Technoflair Solutions India Pvt Ltd
4.	RTGS/ICICR420 21121800525482	18-12-2021	25,00,000/-	ICICI, Jubilee Hills	SDNMKJ Realty Pvt. Ltd.	Technoflair Solutions India Pvt Ltd
5.	RTGS/ICICR420 21122100543433	21-12-2021	25,00,000/-	ICICI, Jubilee Hills	SDNMKJ Realty Pvt. Ltd.	Technoflair Solutions India Pvt Ltd
6.	RTGS/ICICR420 21122300541981	23-12-2021	25,00,000/-	ICICI, Jubilee Hills	SDNMKJ Realty Pvt. Ltd.	Technoflair Solutions India Pvt Ltd
7.	RTGS/ICICR420 22012400539196	24-01-2022	80,00,000/-	ICICI Bank	SDNMKJ Realty Pvt. Ltd.	Technoflair Solutions India Pvt Ltd
8.	501038	09-02-2022	7,60,00,000/-	ICICI, Banjara Hills	SDNMKJ Realty Pvt. Ltd.	Technoflair Solutions India Pvt Ltd
9.	By way of TDS deducted		10,00,000/-			

3. The Vendors admits and acknowledges the payment, sufficiency and receipt of the Total Consideration in the manner set above, to their full satisfaction.
4. The Vendor has delivered the vacant physical possession of the Schedule Property to the Purchaser on the date of this Sale Deed and the Purchaser shall enjoy peacefully possession in and over the Schedule Property hereby conveyed as its absolute owner and the same shall be enjoyed by the Purchaser without any obstructions or claims by the Vendor or by anybody claiming through him.

For SDNMKJ REALTY PVT.LTD.


Director




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Ranga Reddy (R.O)



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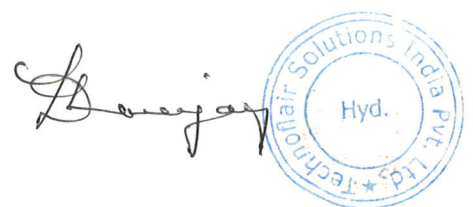


5. The Vendor hereby represents and warrants to the Purchaser as follows:
- a. The Vendor is the sole and absolute owner of the Schedule Property and the Vendors shall transfer all rights over the Schedule Property in favor of the Purchaser;
 - b. The Vendor has full power and legal authority to execute, deliver and perform the terms and conditions of this Sale Deed;
 - c. 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.
 - d. The Vendor has been and shall, at all times, remain to be in compliance with the applicable laws in relation to the Schedule Property.
 - e. The Vendor has not entered into any agreement for sale and/ or development agreement or any other agreement/ agreement with any person or party with respect to the Purchaser under this Sale Deed.
 - f. The Vendor has 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;
 - g. 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 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 Sale Deed, it shall be the sole responsibility of the Vendor in this regard to and the Vendor shall indemnify the Purchaser for any such claims.
 - h. The Vendor declares that it has neither caused nor has been a party to any act whereby its rights, title or interest over the Schedule Property which are hereby transferred to the Purchaser, in any way is or be impaired or whereby it may be prevented from transferring the Schedule Property to the Purchaser.
 - i. The Vendor confirms and agrees that the Vendor is not restricted in any manner whatsoever from selling the Schedule Property to the Purchaser in the manner contemplated in this Sale 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 requisition of the Schedule Property) has been received by or served upon the Vendor in respect to the Schedule Property.

For SDNMKJ REALTY PVT. LTD.



Director



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Ranga Reddy (R.O)



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- k. The Vendor 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 the execution and registration of the Sale Deed and enable the Purchaser to verify the same.
- l. There are no pending liabilities or proceedings with regard to income tax, sales tax, wealth tax, gift tax, property tax or any other tax or statutory dues / lien which may affect the title of the Vendor to the Schedule Property or impede the Vendor from conveying the rights hereunder to the Purchaser in any manner whatsoever; and Property tax and all other applicable taxes up to the date of execution and registration of this Sale Deed shall be paid by the Vendor and thereafter by Purchaser.
- m. The Vendor shall be responsible to pay all the dues, amounts, charges, clear all claims, etc. in relation to the Schedule Property until the date of execution and registration of this Sale Deed; and in the event any claim is raised or discovered subsequently in relation to the Schedule Property in respect of the period up to the date of execution and registration of this Sale Deed, such claim(s) shall be paid and settled in full by the Vendor alone, with no consequences whatsoever to the Purchaser.
- n. The Vendor has not entered into any agreement or arrangement with any other person(s) on its own or through any other person(s) in respect of the Schedule Property.
- o. The Schedule Property is neither subjected nor affected by the provisions of Urban Land (Ceiling and Regulation) Act, 1976 and therefore, has no adverse bearing on the Schedule Property.
6. The Vendor 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 Purchaser.
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 the Sale Deed shall be borne by the Purchaser.

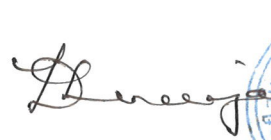
IN WITNESS WHEREOF the Vendor and the Purchaser have signed on this Sale Deed with their own free will and consent on this day month and year above mentioned in the presence of the following witness.

Vendor: SDNMKJ Realty Private Limited:
Represented by: Mr. Soham Modi

For SDNMKJ REALTY PVT. LTD.

Director

Purchaser: M/s. Technoflair Solutions India Pvt Ltd:
Represented by: Mr. Dhanunjay Nadipalli




Witness no.1: 

Witness no.2: 

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Ranga Reddy (R.O)



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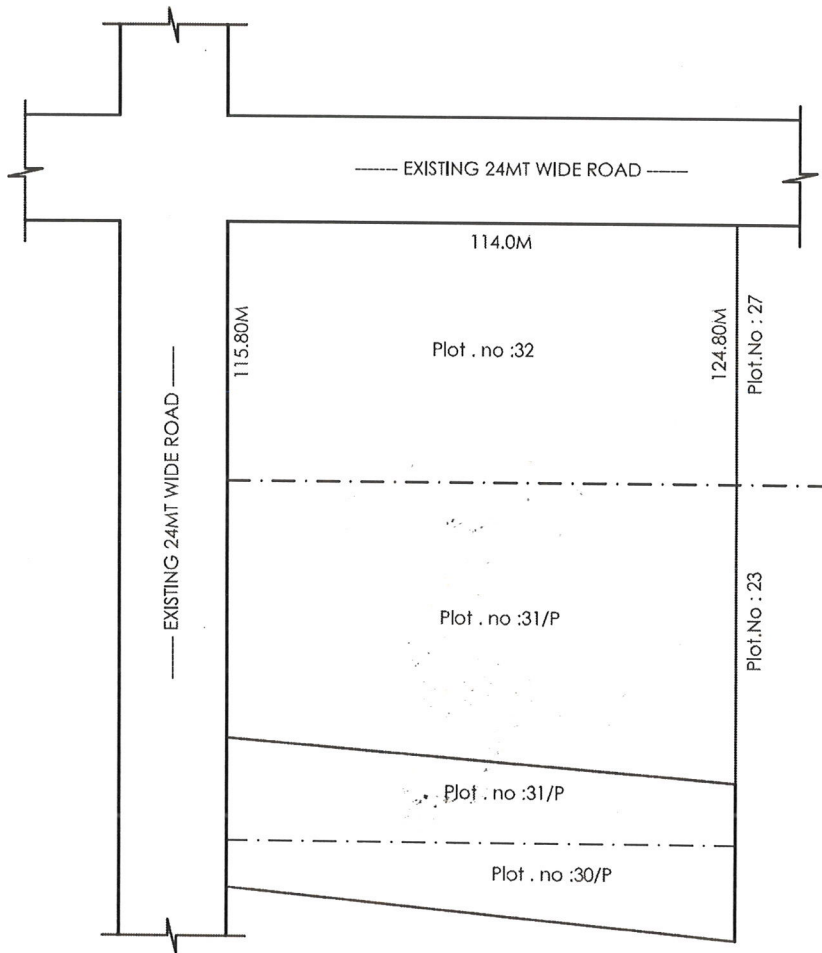


SCHEDULE A

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 Vide Road.
SOUTH : Plot No.31/P and 30/P.
EAST : Plot.No.27 and 28.
WEST : Existing 24 Mtr Vide Road

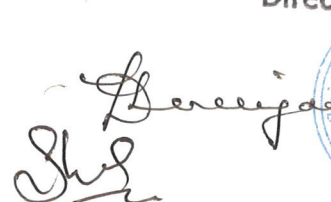


Vendor: SDNMKJ Realty Private Limited:
Represented by: Mr. Soham Modi

For SDNMKJ REALTY PVT. LTD,


Director

Purchaser: M/s. Technoflair Solutions India Pvt Ltd:
Represented by: Mr. Dhanunjay Nadipalli




Witness no.1: 

Witness no.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, Serilingampally, R. R. District.

Vendor: SDNMKJ Realty Private Limited:
Represented by: Mr. Soham Modi

For SDNMKJ REALTY PVT. LTD.

Director

Purchaser: M/s. Technoflair Solutions India Pvt Ltd:
Represented by: Mr. Dhanunjay Nadipalli



Witness no.1:

Handwritten signature of Witness no.1

Witness no.2:

Handwritten signature of Witness no.2

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Ranga Reddy (R.O)



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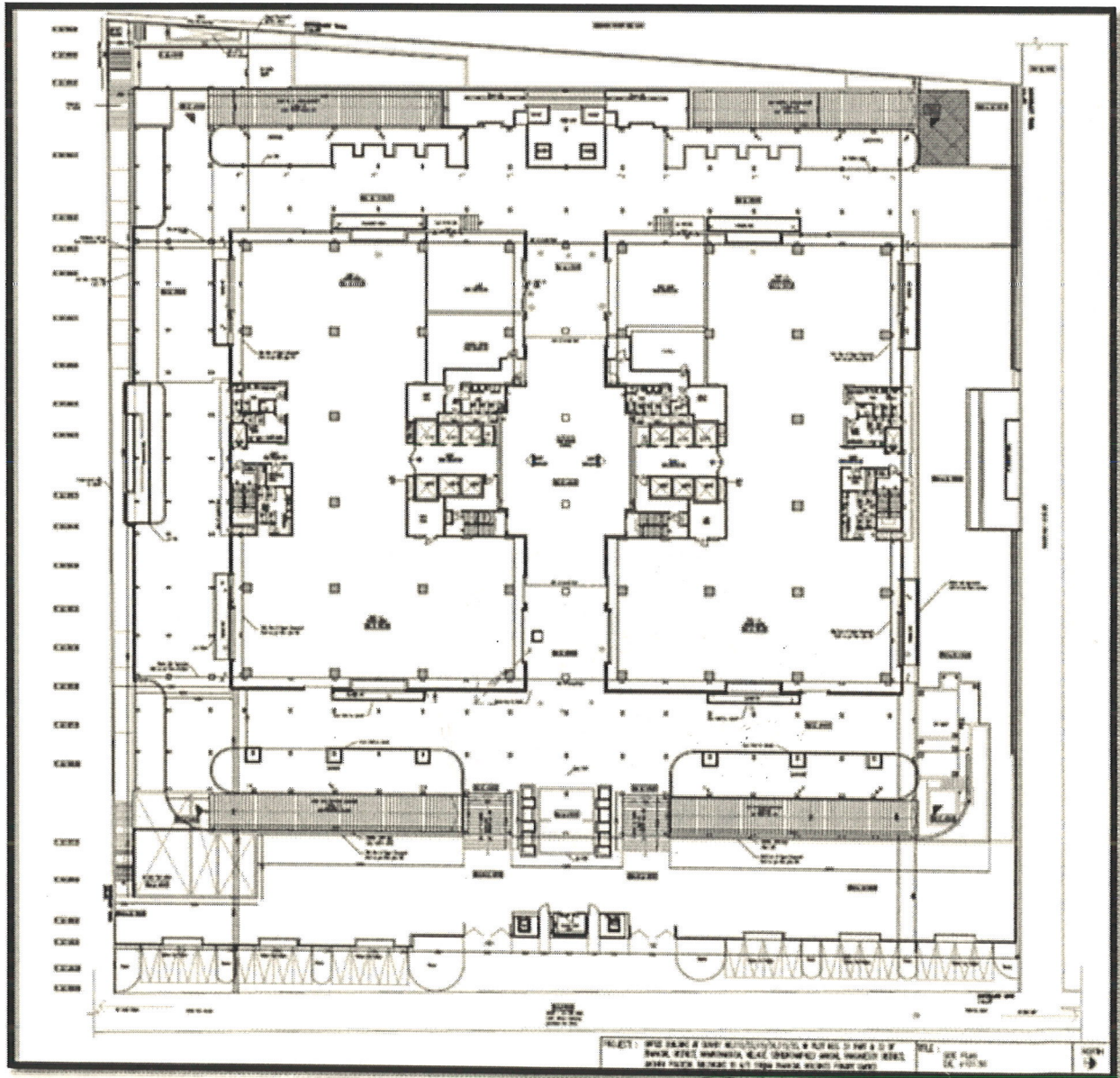


SCHEDULE C

DETAILS OF LAND, SITE AND BUILDING PLAN

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 at Financial District, Nanakramguda, Serilingampally, 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 SDNMKJ REALTY PVT. LTD.

Vendor: SDNMKJ Realty Private Limited:
Represented by: Mr. Soham Modi

Director

Purchaser: M/s. Technoflair Solutions India Pvt Ltd:
Represented by: Mr. Dhanunjay Nadipalli

Witness no.1: *[Signature]*

Witness no.2: *[Signature]*

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Ranga Reddy (R.O)



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SCHEDULE D

DETAILS OF THE SCHEDULE PROPERTY

All that building with built-up area admeasuring 12,838 Sq. ft. in 3rd Floor of tower B with undivided share of land admeasuring 464.50 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) of the building known as "Ramky Selenium" situated at Plot No. 3I part and 32 in Sy.No.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally, R.R. District:-

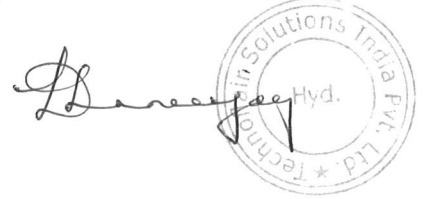
NORTH : Portion of premises belonging to JMKGEC Realtors Pvt. Ltd.
SOUTH : Open to Sky
EAST : Tower A, Lift & Staircase
WEST : Open to Sky

Vendor: SDNMKJ Realty Private Limited:
Represented by: Mr. Soham Modi

For SDNMKJ REALTY PVT. LTD.

Director

Purchaser: M/s. Technoflair Solutions India Pvt Ltd:
Represented by: Mr. Dhanunjay Nadipalli




Witness no.1:



Witness no.2:



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Ranga Reddy (R.O)

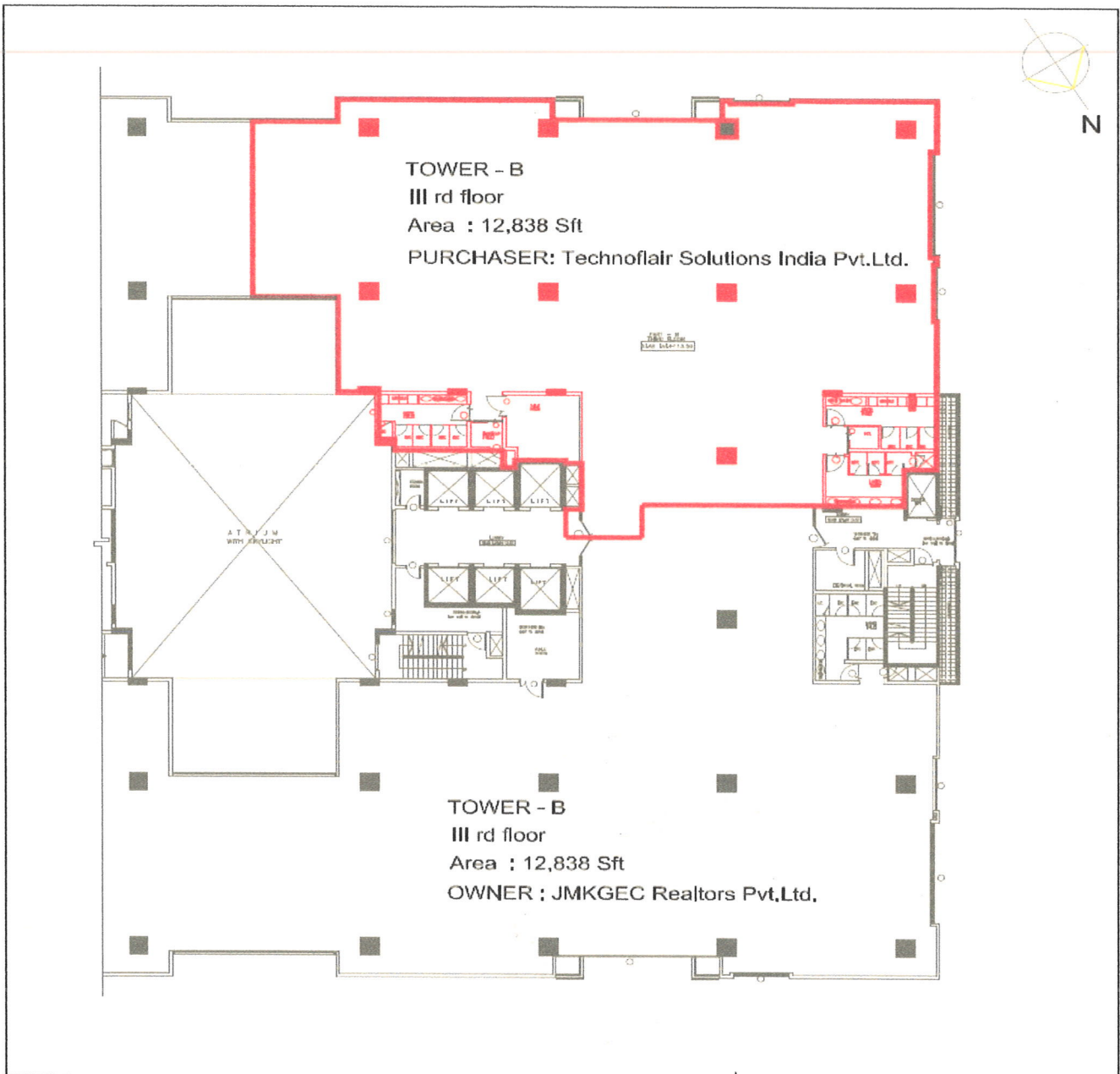


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SCHEDULE E

PLAN OF RAMKY SELENIUM- 3rd FLOOR



For SDNMKJ REALTY PVT. LTD.

Vendor: SDNMKJ Realty Private Limited:
Represented by: Mr. Soham Modi

Director

Purchaser: M/s. Technoflair Solutions India Pvt Ltd:
Represented by: Mr. Dhanunjay Nadipalli



Witness no.1: *[Signature]*

Witness no.2: *[Signature]*

Bk - 1, CS No 2740/2022 & Doct No
2468/2022. Sheet 11 of 16 Joint SubRegistrar2
Ranga Reddy (R.O)



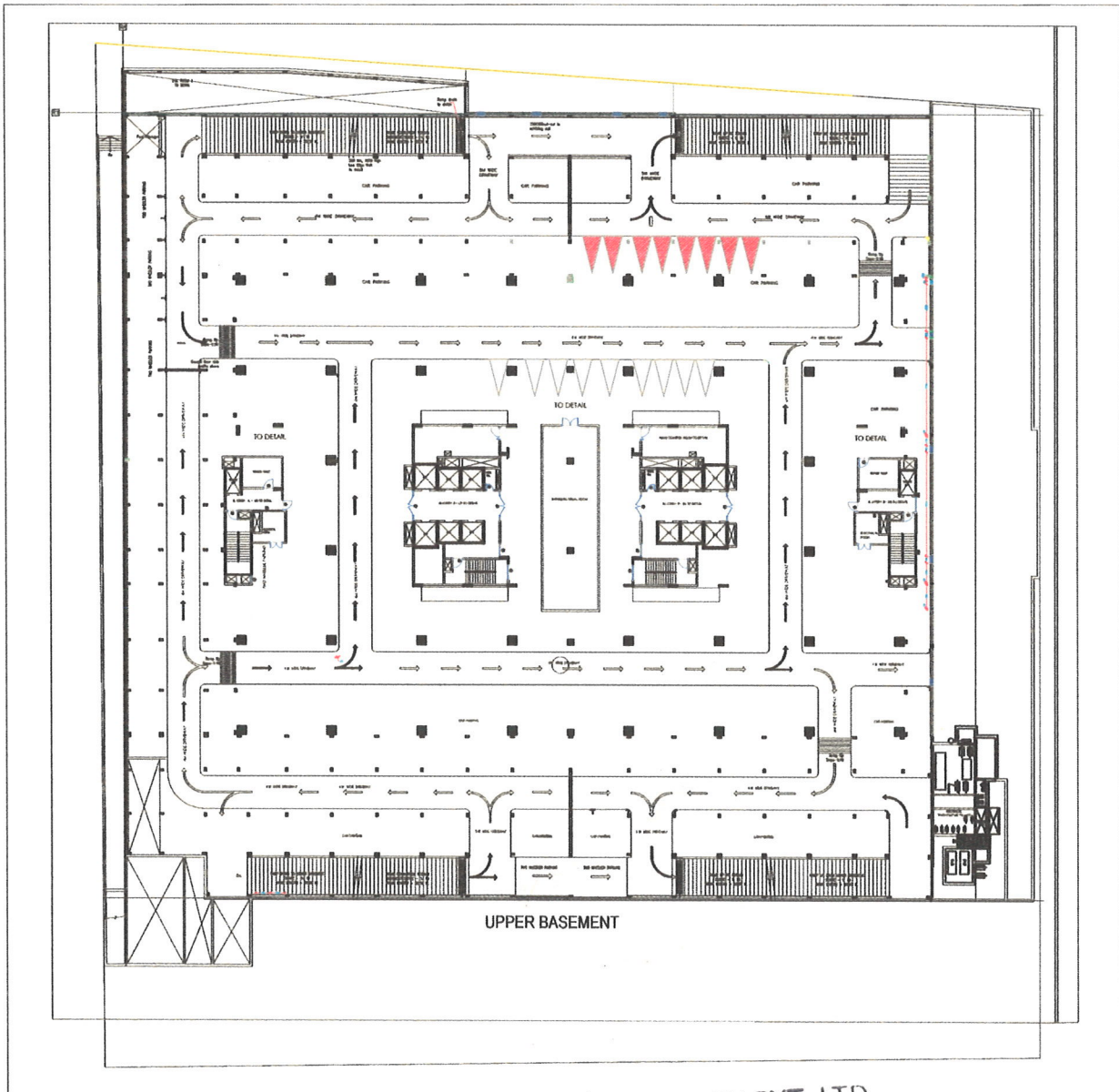
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SCHEDULE F
CAR PARKING PLAN
UPPER BASEMENT



NORTH



FOR SDNMKJ REALTY PVT. LTD.

Vendor: SDNMKJ Realty Private Limited:
Represented by: Mr. Soham Modi

[Signature]
Director

Purchaser: M/s. Technoflair Solutions India Pvt Ltd:
Represented by: Mr. Dhanunjay Nadipalli



Witness no.1: *[Signature]*

Witness no.2: *[Signature]*

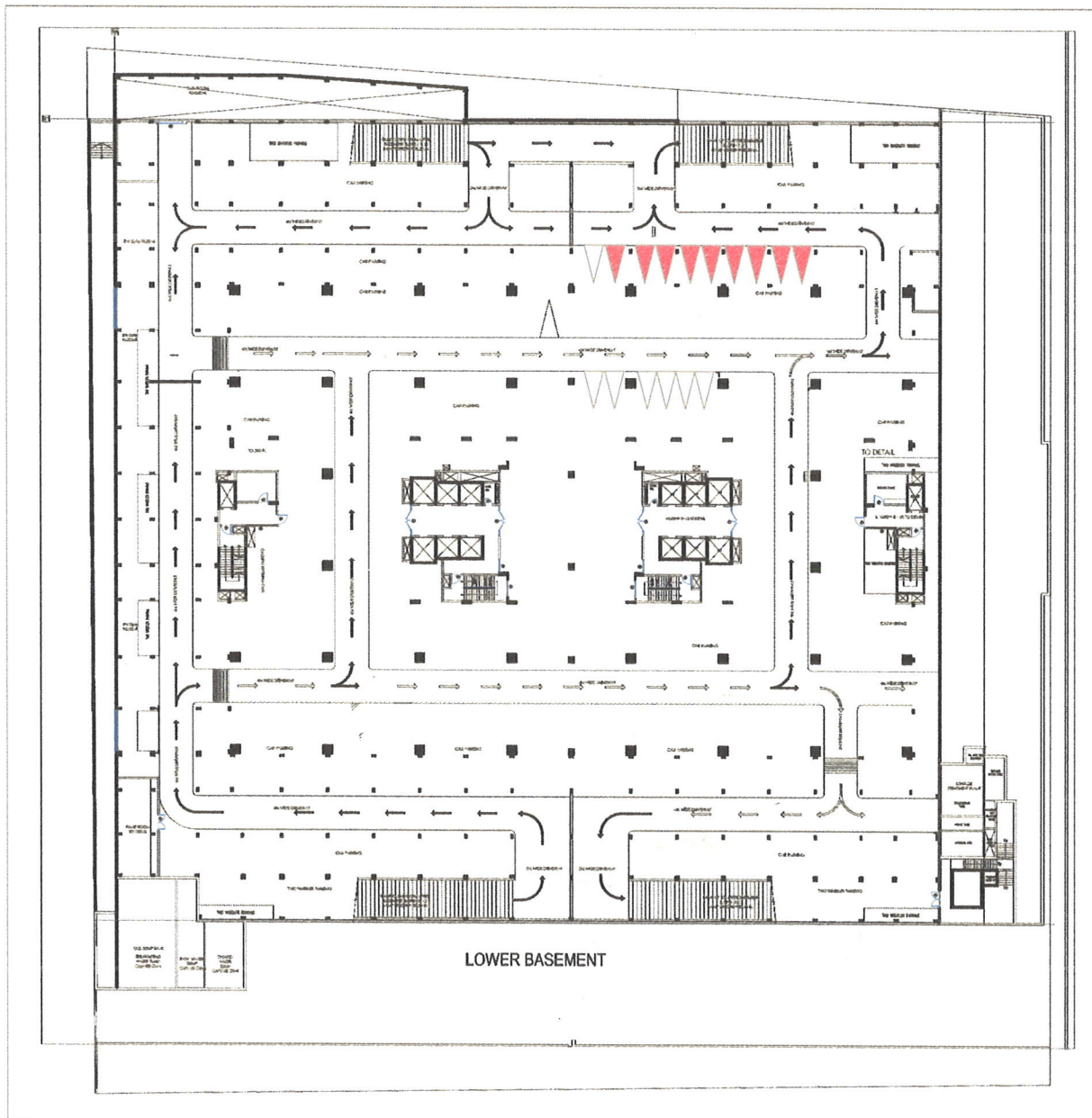
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Ranga Reddy (R.O)



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SCHEDULE G
CAR PARKING PLAN
LOWER BASEMENT



Vendor: SDNMKJ Realty Private Limited:
Represented by: Mr. Soham Modi

For SDNMKJ REALTY PVT. LTD.

[Signature]
Director

Purchaser: M/s. Technoflair Solutions India Pvt Ltd:
Represented by: Mr. Dhanunjay Nadipalli



Witness no.1: *[Signature]*

Witness no.2: *[Signature]*

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Ranga Reddy (R.O)



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SDNMKJ REALTY PVT LTD

5-2-223, Gokul Distillery Road,
Secunderabad- 500 003.
Phone: +91-40-66335551

CIN: U70101TG2010PTC067667

EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE
BOARD OF DIRECTORS OF THE COMPANY HELD AT REGISTERED OFFICE OF THE COMPANY
COMPANY: SDNMKJ REALTY PRIVATE LIMITED
REGISTERED OFFICE: 5-2-223 GOKUL DISTILLERY ROAD SECUNDERABAD TG 500003 INDIA
MEETING HELD ON: 10TH DECEMBER, 2021

DIRECTORS PRESENT: Mr. Soham Modi, Mr. Sharad Kadakia & Mr. Rajesh Kadakia

ITEM: **Authorization to execute agreement of sale on behalf of the company.**

"RESOLVED THAT the Board be hereby accord its consent for the sale of all that commercial space having built area 12,838 sq.ft on the Third Floor in Tower B with undivided share of land admeasuring 464.5 sq.yds with 17 nos of car parking slots in the lower and upper basement 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, for the Company.

RESOLVED FURTHER THAT the Board be hereby authorize its Director Mr. Soham Satish Modi, holding DIN: 00522546 to negotiate, enter into agreement for Sale, execute the Sale Deed/s or any other documents in favour of M/s TECHNOFLAIR SOLUTIONS INDIA PVT..LTD., with regard to sale of the commercial space forming part of the Building known as "Ramky Selenium" situated at as mentioned in foregoing resolution for and on behalf of the Company.

RESOLVED FURTHER THAT the Board be hereby authorize to receive the said agreement of sale after execution and to give a receipt therefore to such person or give such authority in relation thereto as may be necessary in this behalf

FOR SDNMKJ REALTY PVT. LTD.

Sharad J Kadakia **Certified True Copy**

For SDNMKJ Realty Private Limited

Director

Mr. Sharad J Kadakia : Director

DIN: 02903050

Place: Hyderabad

Date 10-12-2021

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Ranga Reddy (R.O)



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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED DIRECTORS OF M/S. TECHNOFLAIR SOLUTIONS INDIA PVT LTD HELD ON 08-02-2022(8TH DAY OF February, 2022) AT 03.00 P.M. THROUGH AUDIO/VISUAL MODE.

Attendees: L Vijaya Poornima, Dhanunjay Nadipalli

To Purchase all that building with built-up area admeasuring 12,838 Sq. ft. in 3rd Floor of tower B with undivided share of land admeasuring 464.50 Sq. yds of the building known as "Ramky Selenium" situated at Plot No. 31 part and 32 in Sy.No.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally, R.R. District

"RESOLVED FURTHER THAT MR. Dhanunjay Nadipalli be and is here by authorized to discuss and finalize all the terms and conditions of the Purchase and all other necessary agreements, documents and issues on behalf of the company as well as other terms, conditions, issues, specifications, to sign on sale deed and all other registration documents, forms etc., and to do all necessary acts and deeds for the purpose of registration of the above said purchase on behalf of the company.

FURTHER RESOLVED THAT a copy of the aforesaid resolution, duly signed by the Directors of the Company be given to the aforesaid authority with a request to act there upon.

//Certified True Copy//

For M/S Technoflair Solutions India Pvt Ltd

Vijaya Poornima Laggani

For Technoflair Solutions India Pvt.Ltd.

L.V. Poornima
Director

Director

DIN: 07758783

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2468/2022.

Joint SubRegistrar2
Ranga Reddy (R.O)



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సోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB: 1989
పురుషుడు / Male



3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం.
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర జుబిలీ హిల్స్
ఖైరతాబాద్, బంజారా హిల్స్
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh. 500034

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
Government of India
ధనుంజయ నడిపల్లి
Dhanunjay Nadipalli
పుట్టిన సంవత్సరం/Year of Birth: 1976
పురుషుడు / Male
5966 0734 9957

ఆధార్ - సామాన్యని హక్కు

kothapet
Saroomnagar
P & T Colony, Saroomnagar



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా: S/O: గురవాయి వస్
ప్లాట్ నెం 230, వాసవి
ఇంద్రప్రస్థా ఆప్స్
స్ట్రీట్ నెం 1, కె.వి.రంగారెడ్డి
బాలానగర్, సనాథ్ నగర్ ఐ ఈ
కె.వి.రంగారెడ్డి, ఆంధ్ర ప్రదేశ్
500018

Address: S/O: Guravaiah N,
Flat No 230, Vasavi
Indraprasta Apts, Street No
1, Czeck Colony, Balanagar,
K.V.Rangareddy,
Sanathnagar I E, Andhra
Pradesh. 500018

5966 0734 9957

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

To establish identity, authenticate online.

भारत सरकार
GOVERNMENT OF INDIA
సీతారామంజనేయులు బురి
Sitaramanjanevelu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE
Mobile No: 9849629678
4830 9962 3820
VID : 9183 9026 9107 8060

నా ఆధార్ - నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O కోటేశ్వర రావు బురి, ప్లాట్ నెం 1, 6-107/1, శ్రీ
వెంకటేశ్వర కాలనీ, గ్రాంపంచాయతీ డ్గర్, ఇంజాపూర్,
హయత్ నగర్, కె.వి.రంగారెడ్డి,
తెలంగాణ - 501510

Address :
S/O Koteswara Rao Burri, Plot No 1, 6- 107/1, Sri
Venkateswara Colony, Near Grampanchayathi,
Injapur, Hayathnagar, K.v. Rangareddy,
Telangana - 501510

4830 9962 3820

VID : 9183 9026 9107 8060

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P.O. Box No. 1947,
Bengaluru-560 001

and Non-Government services in future.

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
ఉక్కు గోవింద సాయి కుమార్
Uckoo Govinda Sai Kumar
పుట్టిన సంవత్సరం/Year of Birth : 1979
పురుషుడు / Male
8994 9829 6838

ఆధార్ - సామాన్యని హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O ఉక్కు నారాయణ్
గోవింద రావు, 1-2-103 ప్లాట్ నెం 106
మారుతి హోమ్స్, ఓల్డ్ మారుతి నగర్,
ఒప్ప ప్రెసిడెన్సీ స్కూల్, కోటపేట్,
రంగారెడ్డి, ఆంధ్రప్రదేశ్, 500060

Address: S/O Uckoo Narayan
Govinda Rao, 1-2-103 flat no 106
maruthi homes, old maruthi nagar,
opp presidency school, kothapet,
Saroomnagar, P & T Colony,
Rangareddi, Andhra Pradesh,
500060

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఓ. బాక్స్ నెం. 1947,
బెంగళూరు-560001

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Ranga Reddy (R.O)



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2468/2022

Online Challan Proforma[SRO copy]	
Challan No: 189JEH090222	
BANK Code: SBH Payment : NEFT/RTGS	
I Remitter Details	
Name	DHANUNJAY N
Address	HYDERABAD
PAN Card Number	AAWCS4148Q
Aadhar Card Number	
Mobile Number	*****561
II Executant Details	
Name	SDNMKJ REALTY PRIVATE LIMITED
Address	SECUNDERABAD
III Claimant details	
Name	TECHNOFLAIR SOLUTIONS INDIA PVT LTD
Address	HYDERABAD
IV Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
V Amount Details	
Stamp Duty	5498900
Transfer Duty	1500000
Registration Fee	500000
User Charges	500
Mutation Charges	97000
TOTAL	7596400
Total in Words	Seventy Five Lakh Ninety Six Thousand Four Hundred Rupees Only
Date(DD-MM-YYYY)	09-02-2022
Transaction Id	1959216616840
Signature of remitter	

On'line Challan Proforma[Citizen copy]	
Challan No: 189JEH090222	
BANK Code: SBH Payment : NEFT/RTGS	
I Remitter Details	
Name	DHANUNJAY N
Address	HYDERABAD
PAN Card Number	AAWCS4148Q
Aadhar Card Number	
Mobile Number	*****561
II Executant Details	
Name	SDNMKJ REALTY PRIVATE LIMITED
Address	SECUNDERABAD
III Claimant details	
Name	TECHNOFLAIR SOLUTIONS INDIA PVT LTD
Address	HYDERABAD
IV Document Nature	
Nature of Document	Sale Deed
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SRO Name	RANGA REDDY (R.O)
V Amount Details	
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Transfer Duty	1500000
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User Charges	500
Mutation Charges	97000
TOTAL	7596400
Total in Words	Seventy Five Lakh Ninety Six Thousand Four Hundred Rupees Only
Date(DD-MM-YYYY)	09-02-2022
Transaction Id	1959216616840
Signature of remitter	

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2468/2022

Online Challan Proforma[SRO copy]	
Challan No: 345VB0070222	
BANK Code: SBH	Payment : NEFT/RTGS
I Remmitter Details	
Name	MR. DHANUNJAJ NADIPALLI
Address	HYDERABAD
PAN Card Number	
Aadhar Card Number	*****9957
Mobile Number	*****561
II Executant Details	
Name	SDNMKJ REALTY PRIVATE LIMITED
Address	HYDERABAD
III Claimant details	
Name	TECHNOFLAIR SOLUTATIONS INDIA PVT LTD
Address	HYDERABAD
IV Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
V Amount Details	
Stamp Duty	1000
Transfer Duty	0
Registration Fee	0
User Charges	500
Mutation Charges	3000
TOTAL	4500
Total in Words	Four Thousand Five Hundred Rupees Only
Date(DD-MM-YYYY)	07-02-2022
Transaction Id	3775967007240
Signature of remitter	

Online Challan Proforma[Citizen copy]	
Challan No: 345VB0070222	
BANK Code: SBH	Payment : NEFT/RTGS
I Remmitter Details	
Name	MR. DHANUNJAJ NADIPALLI
Address	HYDERABAD
PAN Card Number	
Aadhar Card Number	*****9957
Mobile Number	*****561
II Executant Details	
Name	SDNMKJ REALTY PRIVATE LIMITED
Address	HYDERABAD
III Claimant details	
Name	TECHNOFLAIR SOLUTATIONS INDIA PVT LTD
Address	HYDERABAD
IV Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
V Amount Details	
Stamp Duty	1000
Transfer Duty	0
Registration Fee	0
User Charges	500
Mutation Charges	3000
TOTAL	4500
Total in Words	Four Thousand Five Hundred Rupees Only
Date(DD-MM-YYYY)	07-02-2022
Transaction Id	3775967007240
Signature of remitter	

