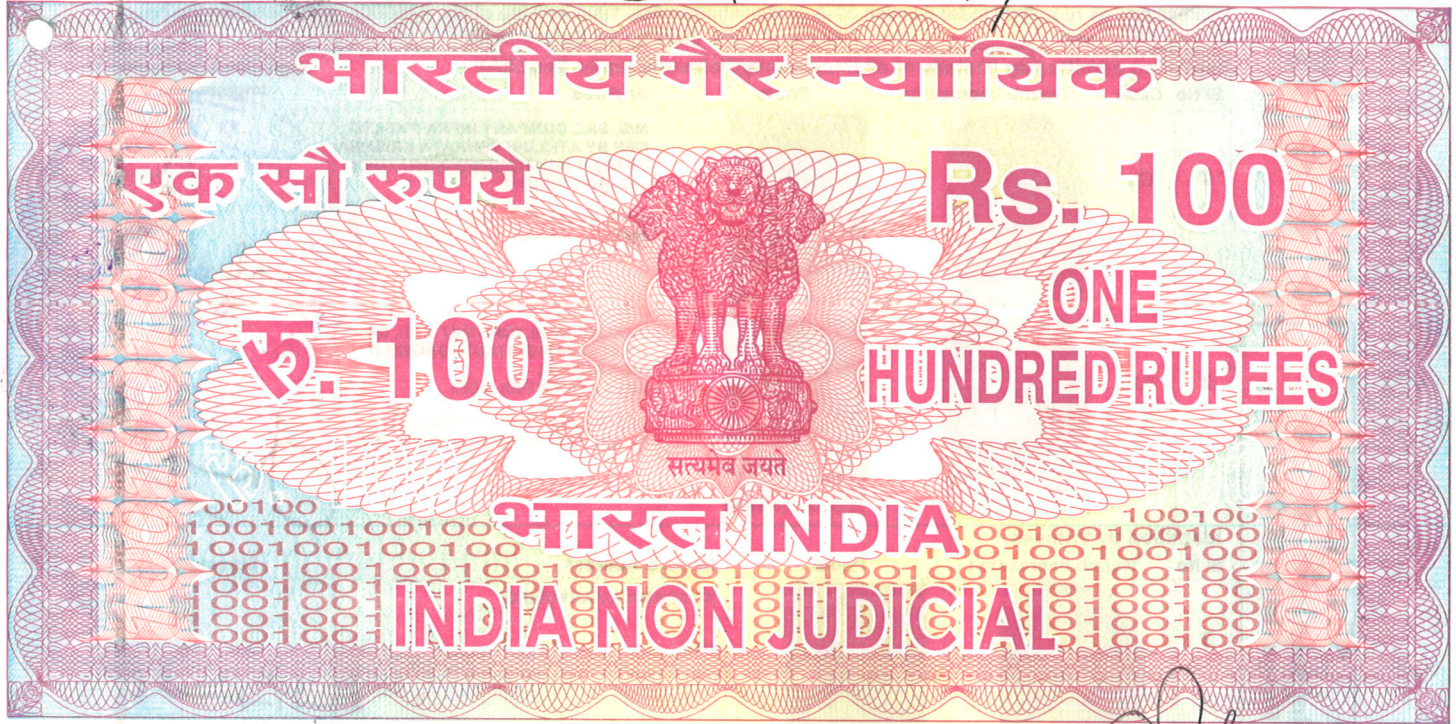


CS No. 2469 2744

Doc No 2469 / 2022

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

Z 653359

S.No. 2945 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 11th day of February, 2022 at Hyderabad by and between:

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, 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.

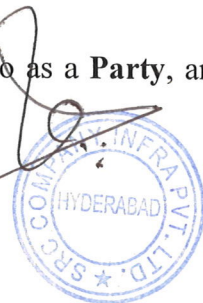
IN FAVOUR OF

M/s. SRC Company Infra Private Limited, a company incorporated under the laws of India and having its registered office H. No. 4-50/1, Flat No:704,"A" Block, 7th Floor, The Platina , Anjaiah Nagar, Gachibowli, Hyderabad, Telangana-500032, represented by its authorized signatory, Mr. Athluri Venkata Krishna Prasad, S/o. Mr. Ankinidu, aged about 57 years having Aadhar No. 2426 9693 9431 (Hereinafter to be referred to as the "**Purchaser**" which 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 JMK GEC REALTORS 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. 425000/- paid between the hours of 12 and 1 on the 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. SRC COMPANY INF [1510-1-2022-2744]	M/S. SRC COMPANY INFRA PVT LTD , REP BY ATHLURI VENKATA KRISHNA PRASAD (AUTHORIZED SIGNATORY) S/O. ANKINIDU H NO.,4-50/1, FLAT NO.704, A BLOCK, ANJALIAH NAGAR , HYD, HYD	
2	EX		 JMKGEC RAELECTORS PVT [1510-1-2022-2744]	JMKGEC RAELECTORS 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
2		 SITARAMANJANEYULU [1510-1-2022-2744]	SITARAMANJANEYULU B HYD	
1		 U GOVINDA SAI KUMAR [1510-1-2022-2744]	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: XXXXXXXX9431 Name: Athaluri Venkata Krishna Prasad	C/O Ankineedu, Maredpalle, Hyderabad, Telangana, 500026	

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Bk - 1, CS No 2744/2022 & Doct No 2469/2022. Sheet 1 of 16 Joint SubRegistrar2 Ranga Reddy (R.O)

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 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.

For JMK GEC REALTORS PVT. LTD.
Director



Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	4674900	0	0	0	4675000
Transfer Duty	NA	0	1275000	0	0	0	1275000
Reg. Fee	NA	0	425000	0	0	0	425000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	85000	0	0	0	85000
Total	100	0	6460900	0	0	0	6461000



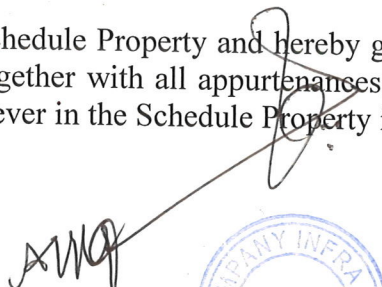
- E) On 4th August 2009, APIIC and Shriram Venture executed the Deed of Sale bearing registration number 4064/2009 (“**Deed of Sale**”) for the transfer of land admeasuring 3.38 acres situated at the Financial District in Survey Numbers 115/22, 115/24 and 115/25, Nanakramguda Village, Serilingampally 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 Vendors 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. SDNMKJ Realty Pvt. Ltd., by way of the same sale deed bearing no. 5707 of 2016, however, the premises sold to M/s. SDNMKJ Realty Pvt. Ltd., does not form a part of this agreement.
- 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.8,50,00,000/-(Rupees Eight Crore Fifty Lakhs Only) and on terms contained herein.
- I) 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 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 JMK GEC REALTORS PVT. LTD.

Director




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2469/2022. Sheet 3 of 16 Joint SubRegistrar2
Ranga Reddy (R.O)



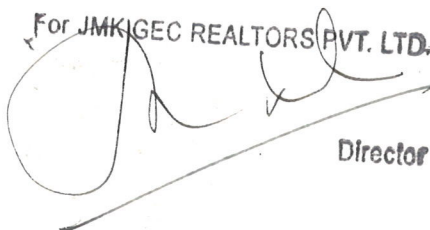
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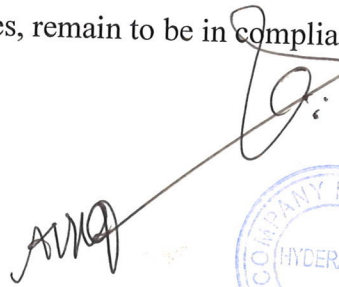


2. The total consideration payable by the Vendee/ Purchaser to the Vendor for the purchase of the Schedule Property is Rs. 8,50,00,000/-(Rupees Eight Crores Fifty Lakhs Only) ("Total Consideration"), is paid in the manner detailed bellow:

Sl. no.	Cheque no. / DD	Date	Amount	Bank	Paid to	Paid by
1.	016601	24-11-2021	50,00,000/-	Union Bank, M.G. Road	JMKGEC Realtors Pvt. Ltd.	SRC Company Infra Private Limited
2.	UBINH21355 242428	16-12-2021	25,00,000/-	Union Bank, M.G. Road	JMKGEC Realtors Pvt. Ltd.	SRC Company Infra Private Limited
3.	UBINH21356 315098	16-12-2021	25,00,000/-	Union Bank, M.G. Road	JMKGEC Realtors Pvt. Ltd.	SRC Company Infra Private Limited
4.	501037	09-02-2022	7,41,50,000/-	ICICI Bank, Banjarahills	JMKGEC Realtors Pvt. Ltd.	SRC Company Infra Private Limited
5.	By way of TDS deducted		8,50,000/-			

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.
5. The Vendor hereby represents and warrants to the Purchaser as follows:
- 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;
 - The Vendor has full power and legal authority to execute, deliver and perform the terms and conditions of this Sale Deed;
 - 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 Vendor has been and shall, at all times, remain to be in compliance with the applicable laws in relation to the Schedule Property.

For JMKGEC REALTORS PVT. LTD.

Director




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2469/2022. Sheet 4 of 16 Joint SubRegistrar2
Ranga Reddy (R.O)



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- 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.
- 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.

For JMK GEC REALTORS (PVT. LTD.)

Director



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Ranga Reddy (R.O)



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- 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: JMKGEC Realtors Private Limited:
Represented by: Mr. Soham Modi

For JMKGEC REALTORS PVT. LTD.

Director

Purchaser: M/s. SRC Company Infra Private Limited:
Represented by: Mr. Athluri Venkata Krishna Prasad



Witness no.1: 

Witness no.2: 

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2469/2022. Sheet 6 of 16 Joint SubRegistrar2
Ranga Reddy (R.O)



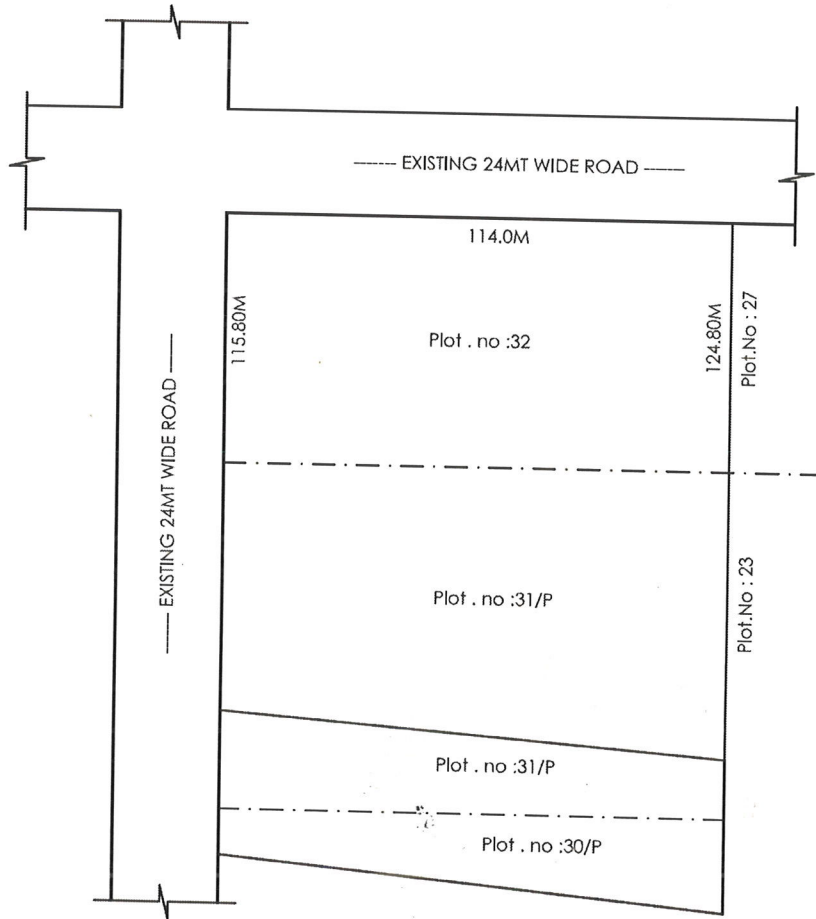
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SCHEDULE A
DETAILS OF THE LAND

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.

Vendor: JMKGEC Realtors Private Limited:
Represented by: Mr. Soham Modi

Purchaser: M/s. SRC Company Infra Private Limited:
Represented by: Mr. Athluri Venkata Krishna Prasad

Witness no.1: *[Signature]*

Witness no.2: *[Signature]*

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2469/2022. Sheet 7 of 16 Joint SubRegistrar2
Ranga Reddy (R.O)



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SCHEDULE B

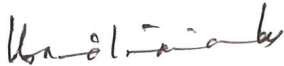
DETAILS OF UNDIVIDED SHARE OF LAND

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: JMKGEC Realtors Private Limited:
Represented by: Mr. Soham Modi

For JMK GEC REALTORS PVT. LTD.
Director
AMK
HYDERABAD
SRC COMPANY INFRA PVT. LTD.

Purchaser: M/s. SRC Company Infra Private Limited:
Represented by: Mr. Athluri Venkata Krishna Prasad

Witness no.1: 

Witness no.2: 

Bk - 1, CS No 2744/2022 & Doct No
2469/2022. Sheet 8 of 16 Joint SubRegistrar2
Ranga Reddy (R.O)



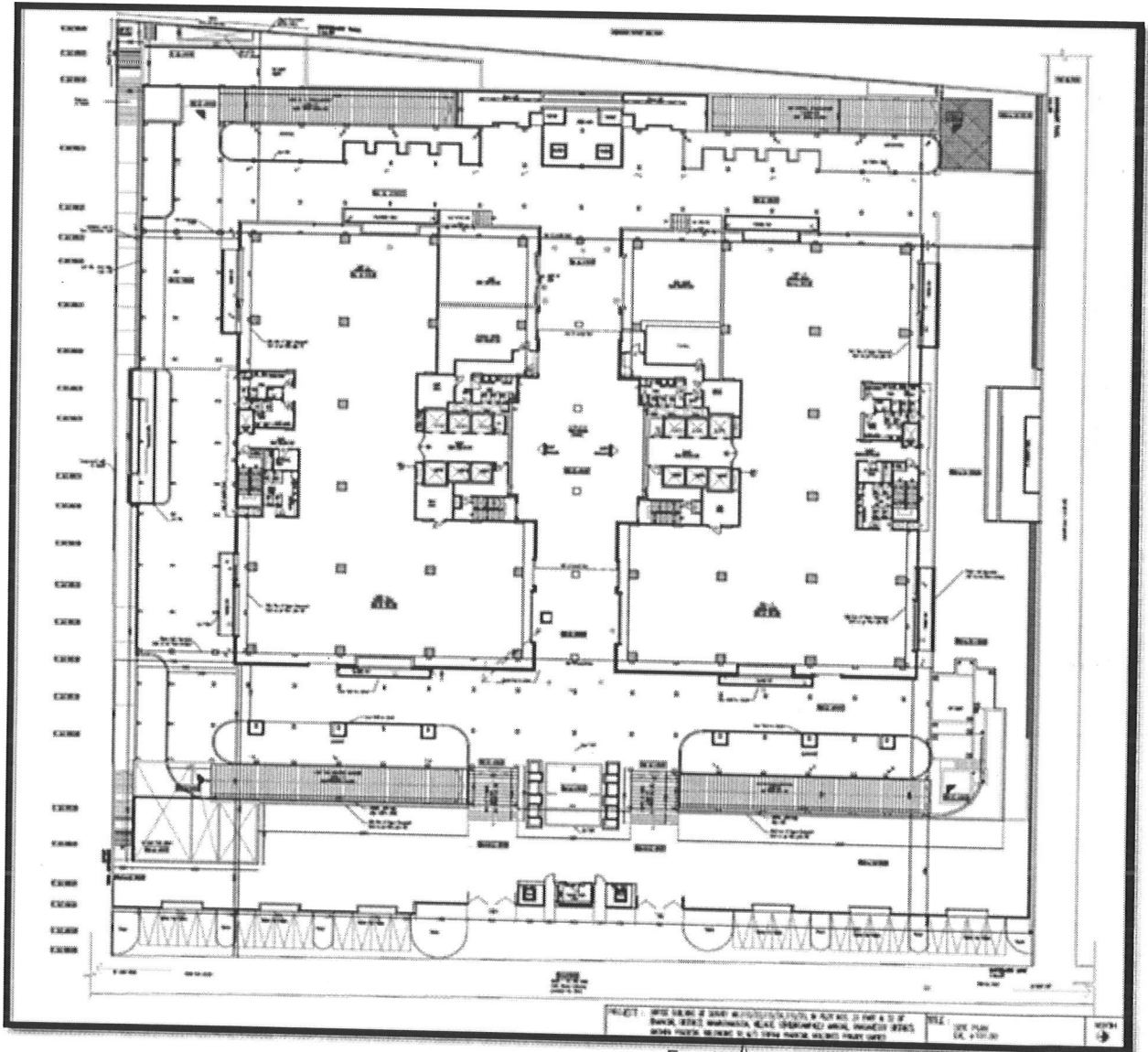
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SCHEDULE C
DETAILS OF LAND, SITE AND BUILDING PLAN

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, 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

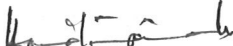


For JMK GEC REALTORS PVT. LTD.

Director

Vendor: JMKGEC Realtors Private Limited:
Represented by: Mr. Soham Modi

Purchaser: M/s. SRC Company Infra Private Limited:
Represented by: Mr. Athluri Venkata Krishna Prasad

Witness no.1: 

Witness no.2: 



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2469/2022. Sheet 9 of 16 Joint SubRegistrar2
Ranga Reddy (R.O)



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SCHEDULE D

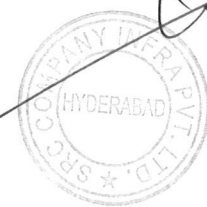
DETAILS OF THE SCHEDULE PROPERTY

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 Sclenium" 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:-

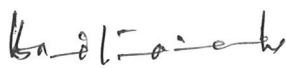
NORTH : Open to Sky
SOUTH : Portion of premises belonging to SDNMKJ Realty Pvt. Ltd.,
EAST : Tower A, Lift & Staircase
WEST : Open to Sky

Vendor: JMKGEC Realtors Private Limited:
Represented by: Mr. Soham Modi

For JMK GEC REALTORS PVT. LTD.

Director



Purchaser: M/s. SRC Company Infra Private Limited:
Represented by: Mr. Athluri Venkata Krishna Prasad

Witness no.1: 

Witness no.2: 

Bk - 1, CS No 2744/2022 & Doct No
2469/2022. Sheet 10 of 16

Joint SubRegistrar2
Ranga Reddy (R.O)

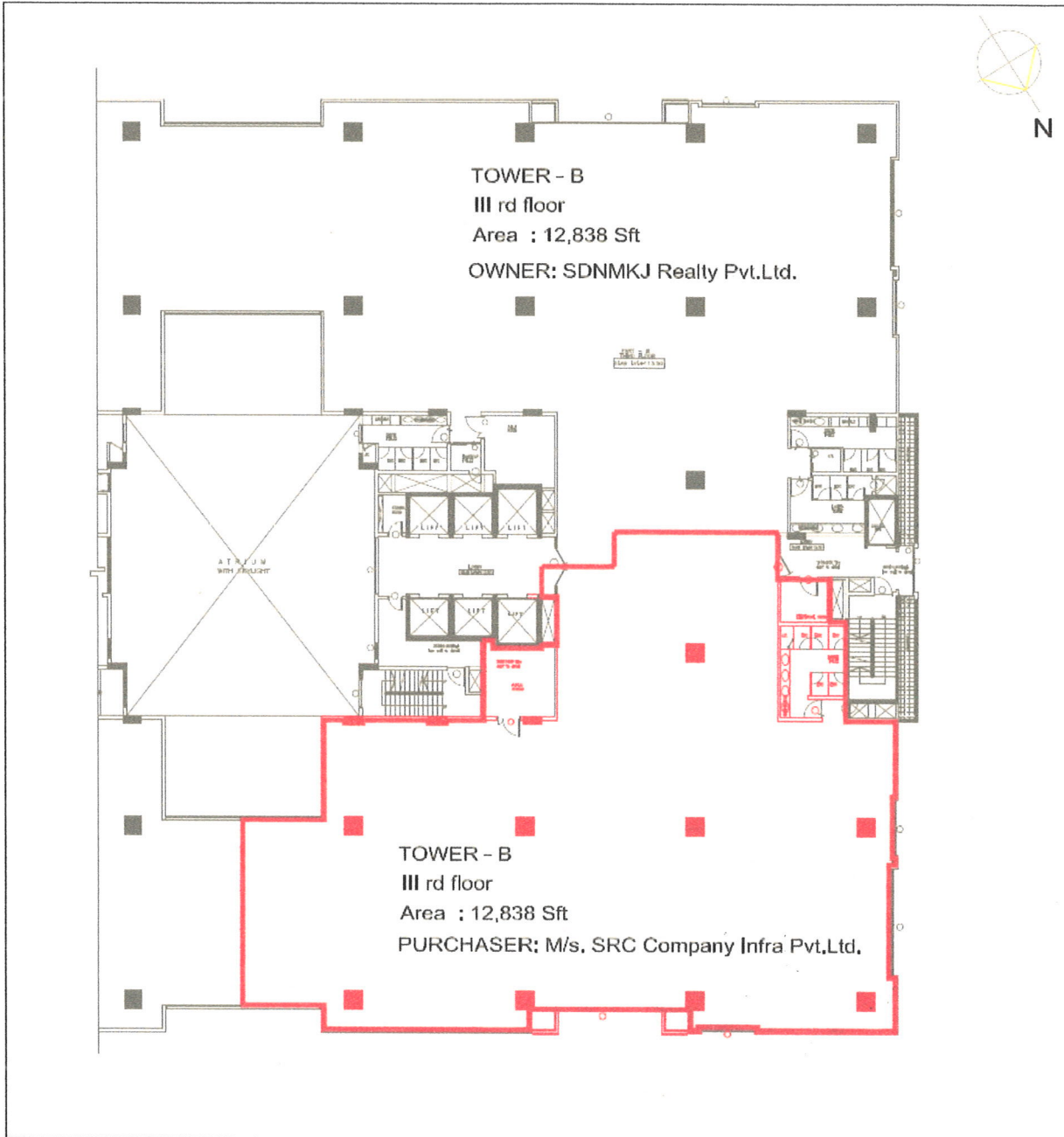


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SCHEDULE E

PLAN OF RAMKY SELENIUM- 3rd FLOOR



For JMK GEC REALTORS PVT. LTD.

Vendor: JMKGEC Realtors Private Limited:
Represented by: Mr. Soham Modi

[Signature]
Director

[Signature]
AMK

[Signature]
SRC COMPANY INFRA PVT. LTD. HYDERABAD

Purchaser: M/s. SRC Company Infra Private Limited:
Represented by: Mr. Athluri Venkata Krishna Prasad

Witness no.1: *[Signature]*

Witness no.2: *[Signature]*

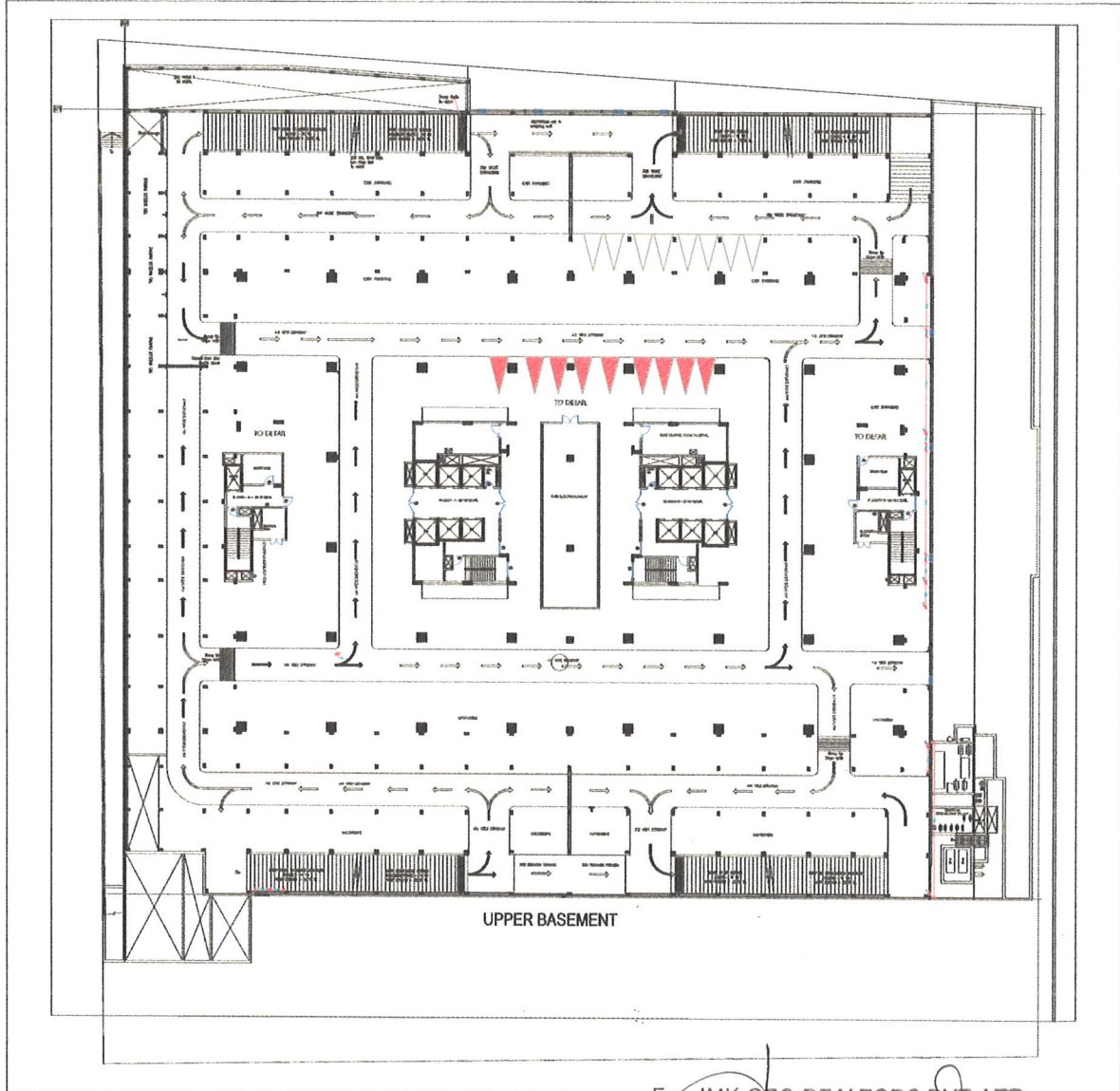
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Ranga Reddy (R.O)



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SCHEDULE F
CAR PARKING PLAN
UPPER BASEMENT



For JMK GEC REALTORS PVT. LTD.

Vendor: JMKGEC Realtors Private Limited:
Represented by: Mr. Soham Modi

Purchaser: M/s. SRC Company Infra Private Limited:
Represented by: Mr. Athluri Venkata Krishna Prasad.

Witness no.1: *Krishna*

Witness no.2: *Shr*

Bk - 1, CS No 2744/2022 & Doct No
2469/2022.

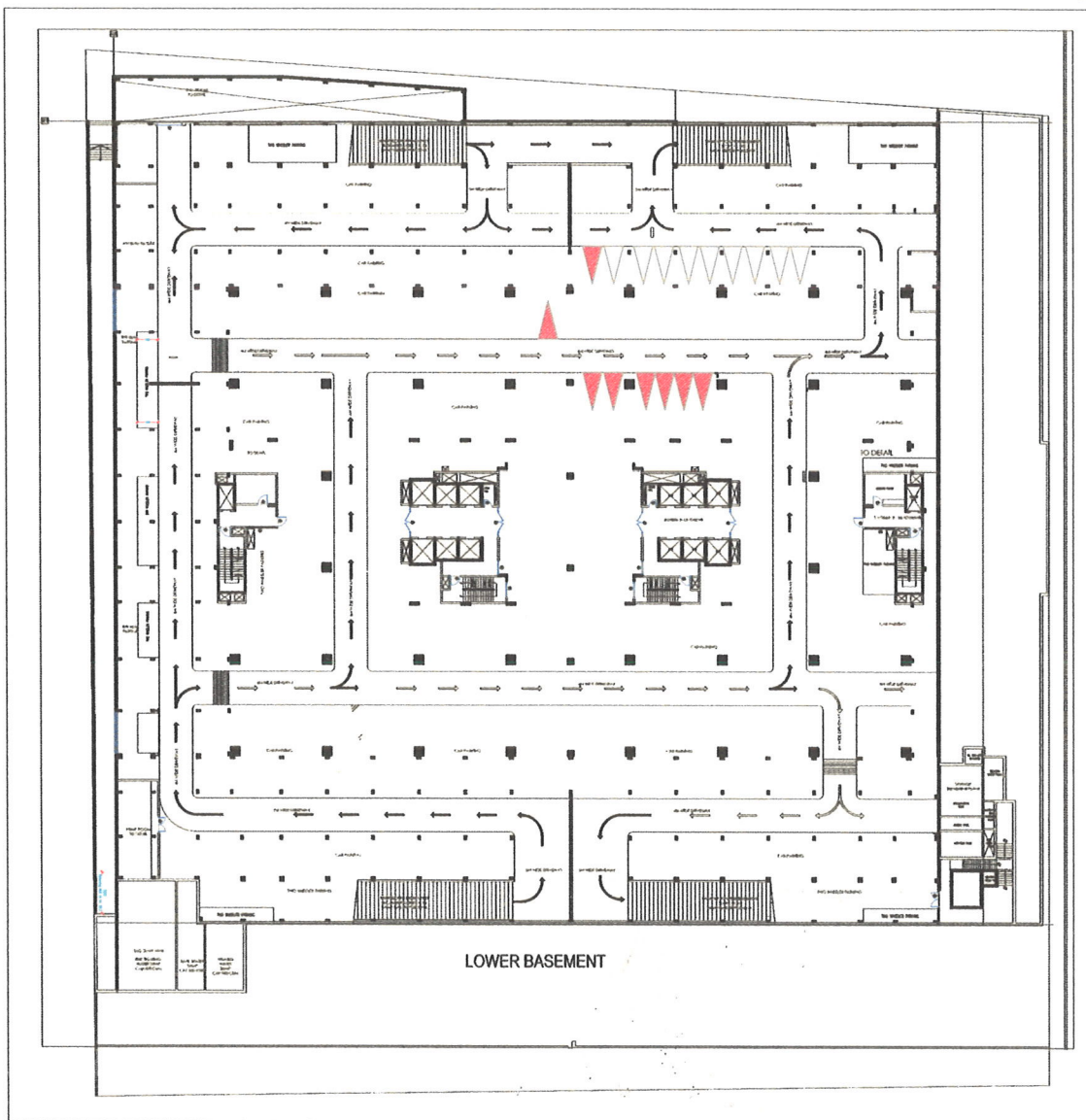
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Ranga Reddy (R.O)



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CAR PARKING PLAN **LOWER BASEMENT**



For JMK GEC REALTORS PVT. LTD.
[Signature]
Director

Vendor: JMKGEC Realtors Private Limited:
Represented by: Mr. Soham Modi

Purchaser: M/s. SRC Company Infra Private Limited:
Represented by: Mr. Athluri Venkata Krishna Prasad

Witness no.1: *[Signature]*

Witness no.2: *[Signature]*



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Ranga Reddy (R.O)



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JMK GEC REALTORS PVT LTD

5-2-223, Distillery Road, 2nd Floor,
Hyderbasti, Opp Andhra Bank
Hyderabad – 500 003.
Phone: +91-40-66335551

CIN: U70100TG2010PTC067673

EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE
BOARD OF DIRECTORS OF THE COMPANY HELD AT REGISTERED OFFICE OF THE COMPANY
COMPANY: JMKGEC REALTORS 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

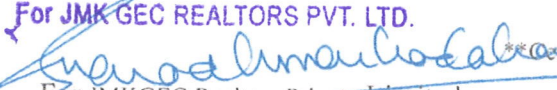
ITEM: **Authorization to execute agreement of sale on behalf of the company.**

“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 SRC COMPANY INFRA 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 JMK GEC REALTORS PVT. LTD.


For JMKGEC Realtors Private Limited

Mr. Sharad J Kadakia : Director

DIN: 02903050

Place: Hyderabad

Date 10-12-2021

Certified-True Copy

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Ranga Reddy (R.O)



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SRC COMPANY INFRA PVT.LTD.

(CIN : U45200TG2013PTC090962)

Regd / Head Office : Flat No. 704, 7th Floor, A-Block, The Platina Building, Beside Radisson Hotel, Gachibowli, Hyderabad - 500 032
Ph : 040-29700166, Email : business@srccompany.in, srccompany@rediffmail.com, srccompany@srccompany.in

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

Attendees: ATHALURI VENKATA KRISHNA PRASAD, ATHALURI VEERANJANEYA PRASAD

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 FURTHERTHAT MR. ATHALURI VENKATA KRISHNA PRASAD 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 SRC COMPANY INFRA PVT LTD

ATHALURI VEERANJANEYA PRASAD

**ATULURI
VEERANJANEYA
PRASAD**

Digitally signed by ATULURI
VEERANJANEYA PRASAD
Date: 2022.02.11 11:43:02
+05'30'

Director

DIN: 02788083

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2469/2022.

Joint SubRegistrar2
Ranga Reddy (R.O)



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



3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతిష్ మోడి, ప్లాట్ నెం.
280, రోడ్ నెం-25, పెద్దమ్మ
తెలంగాణ రాష్ట్రం, జైలర్ హిల్స్
ఖైరatabad, బంజారా హిల్స్
హైదరాబాద్

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

హైదరాబాద్, 500034

అధార్ - అధార్ - సామాన్యమైనపుడే హక్కు

Aadhaar - Anna Aadhaar Anna Aadhaar



భారత ప్రభుత్వం
Government of India



అథలూరి వెంకట కృష్ణ ప్రసాద్
Athaluri Venkata Krishna Prasad
పుట్టిన తేదీ / DOB: 13/05/1964
పురుషుడు / Male

2426 9693 9431

నా అధార్, నా గుర్తింపు



भारत सरकार
GOVERNMENT OF INDIA



సీతారామాంజనేయులు బురి
Sitaramanjaneyulu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE
Mobile No: 9849629678

4830 9962 3820
VID : 9183 9026 9107 8060

నా అధార్ - నా గుర్తింపు

Handwritten signature



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 డగ్గర్, 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



help@uidai.gov.in

www.uidai.gov.in

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

Handwritten signature



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



ఉక్కూ గోవింద సాయి కుమార్
Uckoo Govinda Sai Kumar

పుట్టిన సంవత్సరం/Year of Birth : 1979
పురుషుడు / Male

8994 9829 6838



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O ఉక్కూ నారాయణ్
గోవింద రావు, 1-2-103 ప్లాట్ నెం 106
మారుతి హోమ్స్, ఓల్డ్ మారుతి నగర్,
ఒప్పరెడ్డి సూర్యవర్మ, కోతపేట్,
సర్వూరగార్, 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,
Saroomagar, P & T Colony,
Rangareddi, Andhra Pradesh,
500060



1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

అధార్ - సామాన్యమైన హక్కు

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Joint SubRegistrar2
Ranga Reddy (R.O)



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Online Challan Proforma[SRO copy]

Challan No: 168PPJ090222

BANK Code: SBH Payment : NEFT/RTGS

I Remmitter Details

Name	A VENKATA KRISHNA PRASAD
Address	HYDERABAD
PAN Card Number	AATCS8714K
Aadhar Card Number	
Mobile Number	*****561

II Executant Details

Name	JMKGEC REALTORS PVT LTD
Address	SECUNDERABAD

III Claimant details

Name	SRC COMPANY INFRA 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	4674900
Transfer Duty	1275000
Registration Fee	425000
User Charges	1000
Mutation Charges	85000
TOTAL	6460900
Total in Words	Sixty Four Lakh Sixty Thousand Nine Hundred Rupees Only
Date(DD-MM-YYYY)	09-02-2022
Transaction Id	8427249689428
Signature of remitter	

Online Challan Proforma[Citizen copy]

Challan No: 168PPJ090222

BANK Code: SBH Payment : NEFT/RTGS

I Remmitter Details

Name	A VENKATA KRISHNA PRASAD
Address	HYDERABAD
PAN Card Number	AATCS8714K
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Name	JMKGEC REALTORS PVT LTD
Address	SECUNDERABAD

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