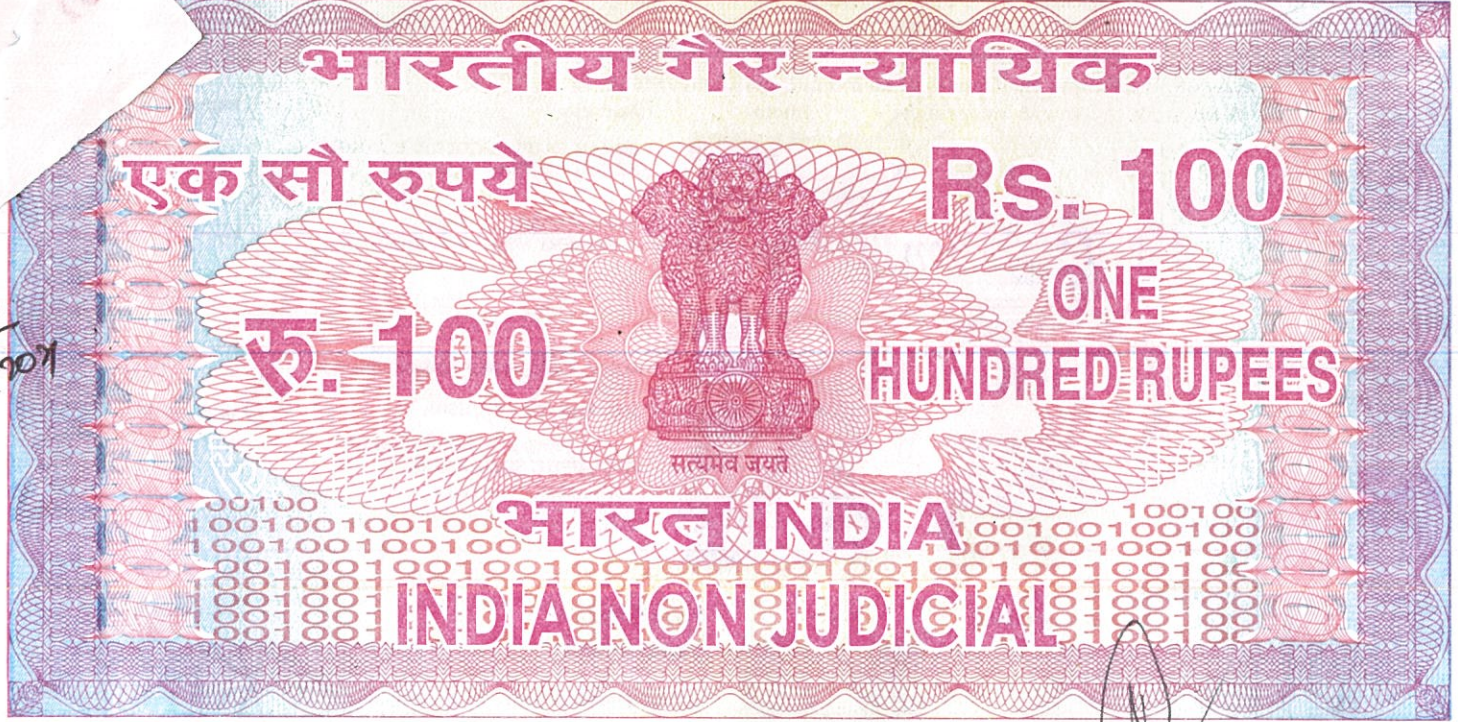


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1572-2021



తెలంగాణ తెలంగాణ TELANGANA

AG 665085

SL. No. 14776, Date: 06-07-2021, Rupees: 100/-
Sold to: Vinod K. Desai,
S/o. Kantilal B. Desai, R/o. Hyd.
For whom: Vinod K. Desai HUF.

KODALI RADHIKA
Licensed Stamp Vendor Lic No. 7/10, 16/7/04/ 19-21
G6, Kubera Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378260, 9440090826

AGREEMENT OF SALE CUM GENERAL POWER ATTORNEY

This Agreement of Sale cum General Power of Attorney is made and executed on this the 17th day of July, 2021 at S.R.O., Secunderabad by and between:

Shri. Vinod K. Desai HUF, represented by its Karta Shri Vinod K. Desai, S/o. Mr. Kantilal B. Desai, aged 72 years, resident of H. No. 1-10-38/1 & 2, Prakash Nagar, Begumpet-500 016.

Hereinafter referred to as the Vendor.

IN FAVOUR OF

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-500 003, represented by its Director, Mr. Soham Satish Modi, S/o. Late Satish Modi, aged about 51 years.

Hereinafter referred to as the Purchaser.

The term Vendor and Purchaser referred to above shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, administrators, executors, nominees, etc.

Vinod K. Desai

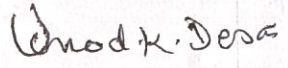
For JMK GEC REALTORS PVT. LTD.

Director

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 3 and 4 on the 17th day of JUL, 2021 by Sri Vindo K Dasai

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SOHAM SATISH MODI [R] M/S [1606-1-2021-1648]	SOHAM SATISH MODI [R] M/S JMKGEC REALTORS PRIVATE LIMITED OFFICE AT 5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD	
2	EX		 VINDO K DESAI HUF KARTA V. [1606-1-2021-1648]	VINDO K DESAI HUF KARTA VINOD K DESAI S/O. KANTILAL B DESAI 1-1038/1 AND 2 PRAKASH NAGAR BEGUMPET, SECUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 G KANAKA RAO::17/07/2021 [1606-1-2021-1648]	G KANAKA RAO JAWAHAR NAGAR HYD	
2		 B SITARAMANJANEYULU::17/07/2021 [1606-1-2021-1648]	B SITARAMANJANEYULU HAYATHNAGAR R R DIST	

17th day of July, 2021

Signature of Sub Registrar
Secunderabad**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6582 Name: Desai Vinod Kantilal	S/O Kantilal B Desai, Hyderabad, Hyderabad, Andhra Pradesh, 500016	
2	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	

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A. Details of title of original owners and developers.

- i. Late. Shri. Pravin Chandra Modi was the sole, absolute and exclusive owner of land admeasuring 1980 sq. yds forming part of the land known as Karbala Maidan, situated at M.G. Road, Secunderabad-500 003, by virtue of registered sale deed bearing document No. 1686 of 1965 dated 28.05.1965 registered at S.R.O, Hyderabad.
 - ii. Late. Shri. Pravin Chandra Modi had entered into a partnership with Late. Shri. Satish Modi under Deed of Partnership dated 27th March 1980 in the name and style of S. M. Modi Commercial Complex for the purpose of construction and sale of office space, shops etc., on a portion of the land admeasuring 1,000 sq yds out of the total land of 1980 sq. yds.
 - iii. Subsequently a commercial complex was constructed on the land area of 1,000 sq yds and the complex was named as S.M. Modi Commercial Complex consisting of ground + three upper floors. After completion of construction of the said Commercial Complex it was assessed for property tax and municipal no. 5-4-187/5 was assigned to the entire commercial complex.
 - iv. The Partnership Firm was dissolved vide dissolution deed dated 31.12.1983 and Late Shri. Satish Modi has become the absolute owner of the entire Commercial Complex viz., S. M. Modi Commercial Complex.
 - v. Late Shri Satish Modi sold the entire Commercial Complex to several intending purchasers including the Vendor.
- B. The Vendor became the absolute owner of office space admeasuring 1,000 sft along with undivided share of land admeasuring 31.65 sq yds on the third floor of the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/19, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003 by way of sale deed, the details of which are given below. The said property is hereinafter referred to as the Scheduled Property and more fully described in the schedule given hereunder.
- C. Late Shri Satish Modi (as proprietor of S.M. Commercial Complex) had sold the Scheduled Property to the Vendor herein by way of sale deed dated 29.07.1998 registered as document no. 1814/98 at SRO Secunderabad.
- D. The Vendor had agreed to sell the Scheduled Property to Mr. Sharad J. Kadakia and received the entire consideration of Rs.35,00,000/- in the year 2018.
- E. At the request of Mr. Sharad J. Kadakia the Vendor herein has agreed to execute this Agreement of Sale cum General Power of Attorney in favour his nominee M/s. JMKGEC Realtors Pvt. Ltd.,
- F. The Vendors have agreed to sell the Scheduled Property to the Purchaser herein on the terms and conditions given hereunder.
- G. The parties hereto are desirous of reducing the terms and conditions of sale into writing.

Chand. K. Desai.

For JMK GEC REALTORS PVT. LTD.


Director

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	174900	0	0	0	175000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	177000	0	0	0	177100

Rs. 174900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 3400000/- was paid by the party through E-Challan/BC/Pay Order No ,3059YS160721 dated ,16-JUL-21 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 177000/-, DATE: 16-JUL-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8184946039323, PAYMENT MODE: NB-1001138, ATRN: 8184946039323, REMITTER NAME: MR. SOHAM MODI, EXECUTANT NAME: SHRI. VINOD K. DESAI HUF, CLAIMANT NAME: JMKGEC REALTORS PRIVATE LIMITED).

Date:

17th day of July, 2021

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Docst No.....1572.....of 20.21..

(1942) of Docst No.....and

assigned Identification Number

(1606-1-1648-2021).....for Scanning

D No. 12621.....2021..

Registering Officer
A. SRIDEVI

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Sub Registrar
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Now therefore this Agreement of Sale Cum General Power Attorney witnesses has follows:

1. In pursuance of this agreement the Purchaser has paid the total consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) and the receipt of which is hereby admitted and acknowledged by the Vendor. The details of the payment made are as follows:

Sl. No	Amount	Cheque no./ Payorder no.	Date	Drawn on
1.	5,00,000/-	000725	08-10-2018	Kotak Mahindra Bank
2.	1,03,168/-	--	--	Paid
3.	28,96,832/-	000764	26-11-2018	Kotak Mahindra Bank

2. The Vendor declares that:
 - a. The recitals mentioned in this deed are true to the best of the Vendor's knowledge.
 - b. There are no proceedings or suits pending in any court of law, revenue department, statutory authorities, tribunals, etc., in relation to the Scheduled Property.
 - c. The Vendor gives guarantee of title to the Purchaser.
 - d. The Vendor indemnifies the Purchaser against any claim made by any party on the Scheduled Property.
 - e. The Vendor agrees to sign and execute all such documents that may be required to effectively transfer / mutate / convey the Scheduled Property to the Purchaser.
3. The vacant possession of the Scheduled Property has been handed over to the Purchaser by the Vendor.
4. The Purchaser shall bear all expenses such as stamp duty, registration, etc., in respect of this agreement of sale cum general power of attorney and subsequent sale deeds.
5. The Vendor in pursuance of this agreement has agreed to execute an Agreement of Sale cum General Power of Attorney in favour of the Purchaser.
6. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.
7. The Vendors herein authorize and appoint the Purchaser herein as their irrevocable lawful attorney for due discharge of all its obligations under this Agreement and to do the following things and acts on behalf of the Vendors with respect to the Schedule Property:
 - a. To enter into sub contract for the sale of the Schedule Land for any consideration which they may deem reasonable at their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
 - b. To sell the said property to their nominee or nominees.
 - c. To execute the sale deed or sale deeds in favour of any third party, receive the consideration money, to present the sale deed or deeds execute by them in favour of any third party before the concerned registering office, admit execution and receipt of consideration and procure the registration of the said deeds.

Unod. K. Desa.

For JMK SEC REALTORS PVT. LTD.

[Signature]

Director

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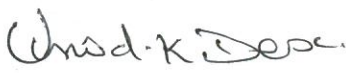
- d. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
- e. To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said property.
- f. To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said property.
- g. Generally to act as the Attorney or Agent of the Vendors in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the Vendors themselves would do if personally present.

Details of Schedule Property

All that portion being office space admeasuring 1,000 sft along with undivided share of land admeasuring 31.65 sq yds on the third floor (part of office no. C-4) of the building known as S. M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/19, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, marked in red in the plan attached herein and bounded by:

North	Balance portion of office space C-4.
South	Private road and P M Modi Commercial Complex
East	Neighbors Building
West	Staircase and office space C-3.

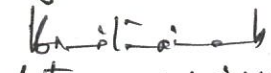
In Witness Whereof the Vendor and Purchaser have affixed their signatures on this Agreement of Sale cum General Power Attorney on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

Vendor: 

M/s. JMKGEC Realtors Private Limited,
represented by its Director Mr. Soham Modi.
Purchaser:


For JMK GEC REALTORS PVT. LTD.
Director

Witness no1: 
Name: 
Address: Jawahar Nagar Hyderabad

Witness no. 2: 
Name: Setaramay
Address: Hayathnagar

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Plan of the Scheduled Property.

Registration plan showing office space admeasuring 1,000 sft along with undivided share of land admeasuring 31.65 sq yds on the third floor (part of office no. C-4) of the building known as S. M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/19, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003

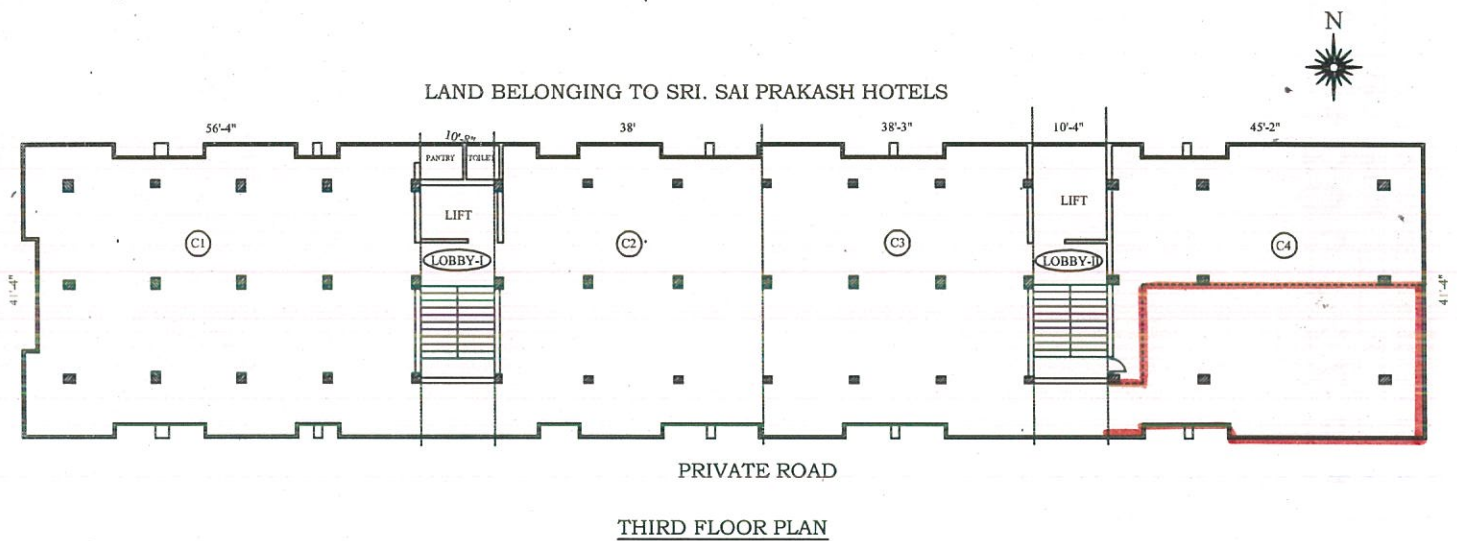
Vendor : Shri. Vinod K. Desai HUF, represented by its Karta Shri Vinod K. Desai.

Purchaser : M/s. JMKGEC Realtors Private Limited, represented by its Director Mr. Soham Modi.

Reference: Scale: Incl: ☐ Excl: ☐

Area: 31.65 Sq. yds.

Built-up area: 1,000 sft.



Vendor: *Vinod K. Desai*

Purchaser:

For JMK GEC REALTORS PVT LTD.

[Signature]
Director

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