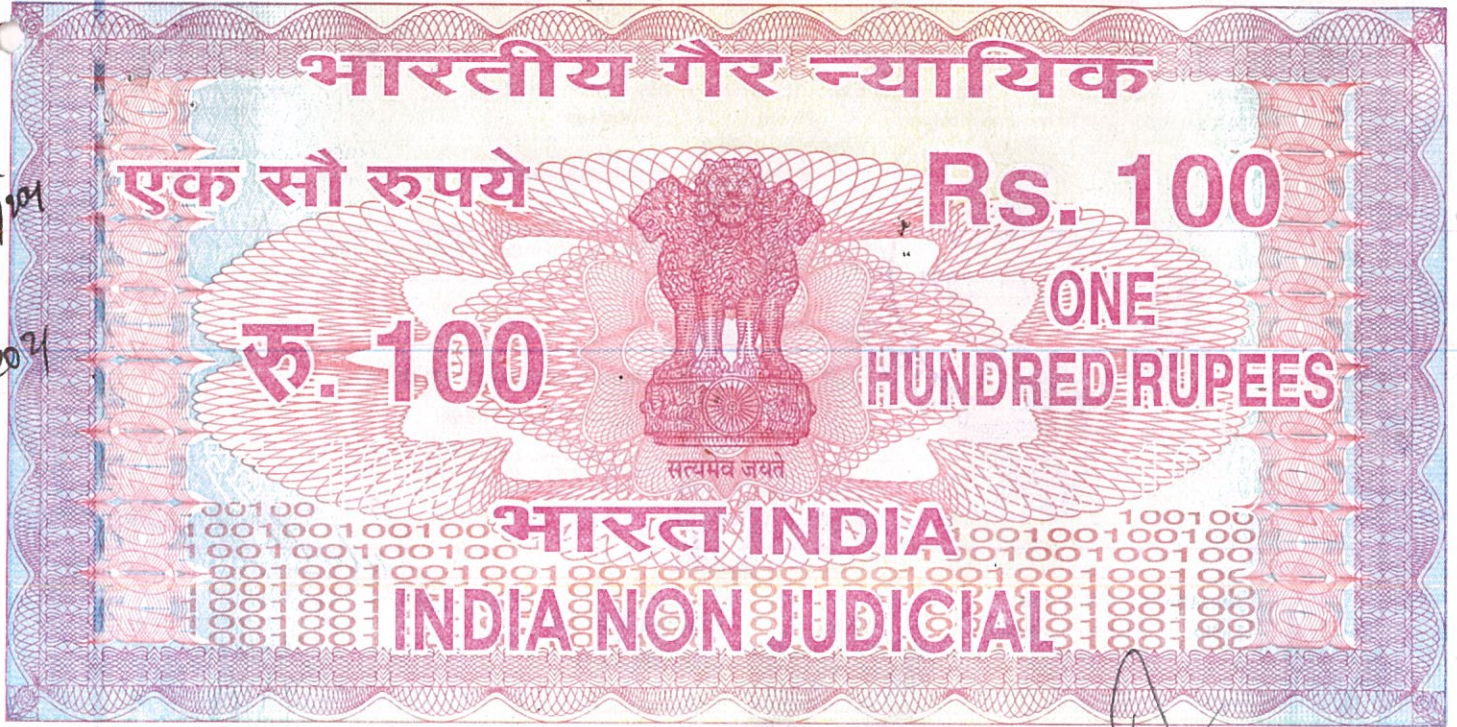


SCANNED

1573-2021



తెలంగాణ తెలంగాణ TELANGANA

AG 665088

SL. No. 14779, Date: 06-07-2021, Rupees: 100/-
Sold to: Subodh K. Desai,
S/o. Kantilal B. Desai, R/o. Hyd.
For whom: Subodh 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. Subodh K. Desai HUF, represented by its Karta Shri Subodh K. Desai, S/o. Mr. Kantilal B. Desai, aged 73 years, Occupation: Business, resident of H. No. 5-8-40/46, Plot No. 46, Phase-I, Bhanu Enclave, Yaprall, Secunderabad-500 087.

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.

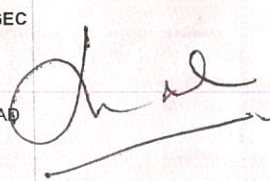
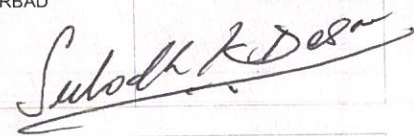
Subodh K Desai

For JMKGEC REALTORS PVT. LTD.
[Signature]
Director

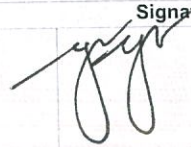
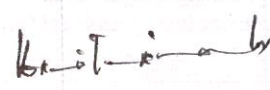
Presentation Endorsement:

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 Desai

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 JMKGEC REALTORS PPRIVATE LIMITED OFFICE AT 5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD	
2	EX			SUBODH K DESAI HUF SUBODH 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 JAWAHAR NAGAR HYD	
2			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: XXXXXXXX7120 Name: Subodh Kantilal Desai	S/O Kantilal Bhimbhai Desai, Tirumalagiri, Hyderabad, Telangana, 500087	
2	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	

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Bk -1, CS No 1650/2021 & Doct No
 Sub Registrar
 Secunderabad
 Sheet 1 of 6
 1573-2021

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 here in by way of sale deed dated 29.07.1998 registered as document no. 1813/98 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.

Subodh K. Desai

For JMK GEC REALTORS PVT. LTD.
[Signature]
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						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. 3500000/- was paid by the party through E-Challan/BC/Pay Order No ,342V1L170721 dated ,17-JUL-21 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 177000/-, DATE: 17-JUL-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8317704391012,PAYMENT MODE:NB-1001138,ATRN:8317704391012,REMITTER NAME: MR. SOHAM MODI,EXECUTANT NAME: SHRI. SUBODH 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 Doct. No. 1573 of 2021.

(1943 SE) of Book..... and

assigned the Identification Number

C 1667-1650 2021 for Scanning

Date: 17.7.2021.

Registering Officer

A. SRIDEVI

Bk - 1, CS No 1650/2021 & Doct No

Sub Registrar
Secunderabad

1573-9021

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Now therefore this Agreement of Sale Cum General Power Attorney witnesses as 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./ Payoder no.	Date	Drawn on
1.	5,00,000/-	000725	08-10-2018	Kotak Mahindra Bank
2.	1,03,168/-	--	--	Paid
3.	28,96,832/-	000765	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.

Sunder K Desai

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



Bk - 1, CS No 1650/2021 & Doct No 2
Sheet 3 of 6 Sub Registrar
Secunderabad

1573 - 2021

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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	Land belonging to Sri Sai Prakash Hotels
South	Balance portion of office space C-4.
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: Sulabh K Desai

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

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

Witness no1:

Name:

Address:

[Signature]
G. KANAKARAO
Sri-243, Sakinaka, R.T. Road, Hyderabad

Witness no. 2:

Name:

Address:

[Signature]
S. Tarachandrasekar
Hagathur Nader

Bk - 1, CS No 1650/2021 & Doct No

____ / ____ . Sheet 4 of 6

Sub Registrar
Secunderabad

1573-2021



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Plan of the Scheduled Property

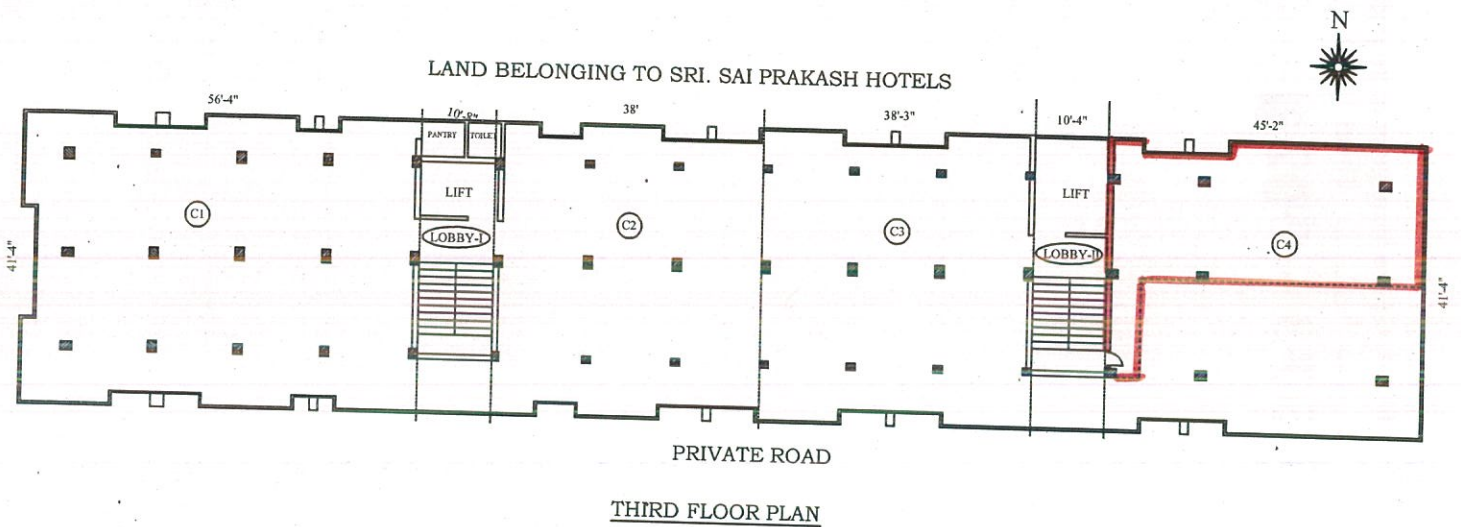
Registration plan showing office space admeasuring 1,000 sft along with undivided share of land admeasuring 31.65 sq yds on the third floor (part of office no. C-4) of the building known as S. M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/19, situated at Karbala Maidan, Necklace Road, Secunderabad-500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

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

Purchaser:

For JMK GEC REALTORS PVT LTD.
[Signature]
Director

Bk - 1, CS No 1650/2021 & Doct No
_____/_____. Sheet 5 of 6 Sub Registrar
Secunderabad

1573-2021



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Government of India

సుబోధ్ కంటిలల్ దేశాయి
Subodh Kantilal Desai

పుట్టిన సంవత్సరం / Year of Birth: 1948
పురుషుడు / Male

3 7120

ఆధార్ - సామానుని హక్కు

భారత ప్రభుత్వం
Unique Identification Authority of India

చిరునామా: S/O: కంటిలల్ దేశాయి
దేశాయి, 5-8-40/46 ప్లాట్ నెం-46 బాను
ఎన్క్లేవ్, పుస-1, యాప్రల్
తిరుమలగిరి, జి.పి. నగర్ కాలనీ
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500087

Address: S/O: Kantilal
Bhimbhai Desai, 5-8-40/46
Plot No-46 Bhanu Enclave,
Phase-1, Yaprul,
Tirumalagiri, Hyderabad, Jj
Nagar Colony, Andhra
Pradesh, 500087

7120

Subodh K. Desai

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సోభన్ సతీష్ మోడి
Sobhan Satish Modi
పుట్టిన సం/Year: 1969
పురుషుడు Male

27 4389

ఆధార్ - ఆధార్ - సామాన్యవాహనపుడి హక్కు

భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం-280,
రోడ్ నెం-25, ఎన్క్లేవ్
280, ఫేజ్-1, యాప్రల్
తిరుమలగిరి దగ్గర బుగ్గిల హిల్స్
హైదరాబాద్, ఆంధ్రప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near goddarama
temple, tirumala hills,
Bhimabhatta, Buggala Hills,
Hyderabad
Andhra Pradesh, 500034

4389

Aadhaar - Aam Aadmi ka Adhikar

[Signature]

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Government of India

గుమ్మడి కనక రావు
Gummadi Kanaka Rao
పుట్టిన తేదీ/DOB: 15/08/1957
పురుషుడు/ MALE

Download Date: 15/03/2021

Issue Date: 01/03/2021

3 7153

VID : 9131 4765 8893 3929

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

చిరునామా:
S/O గుమ్మడి సుబ్బా రావు,
0-0-384/001/బి/000, మల్లికార్జున రెసిడెన్సీ, ర్ బి నెన్
రోడ్, జవాహర్ నగర్, హైదరాబాద్, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్ - 500020

Address:
S/O Gummadi Subba Rao, 1-1-
384/18/A/001, MALLIKARJUNA RESIDENCY,
RTC X ROADS, JAWAHAR NAGAR,
Hyderabad, Hyderabad,
Andhra Pradesh - 500020

3 7153

VID : 9131 4765 8893 3929

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GOVERNMENT OF INDIA

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

3820

VID : 9183 9026 9107 8060

నా ఆధార్ - నా గుర్తింపు

భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

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

3820

VID : 9183 9026 9107 8060

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Koteswara Rao

Bk - 1, CS No 1650/2021 & Doct No 2
Sheet 6 of 6 Sub Registrar
Secunderabad

1573-2021

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