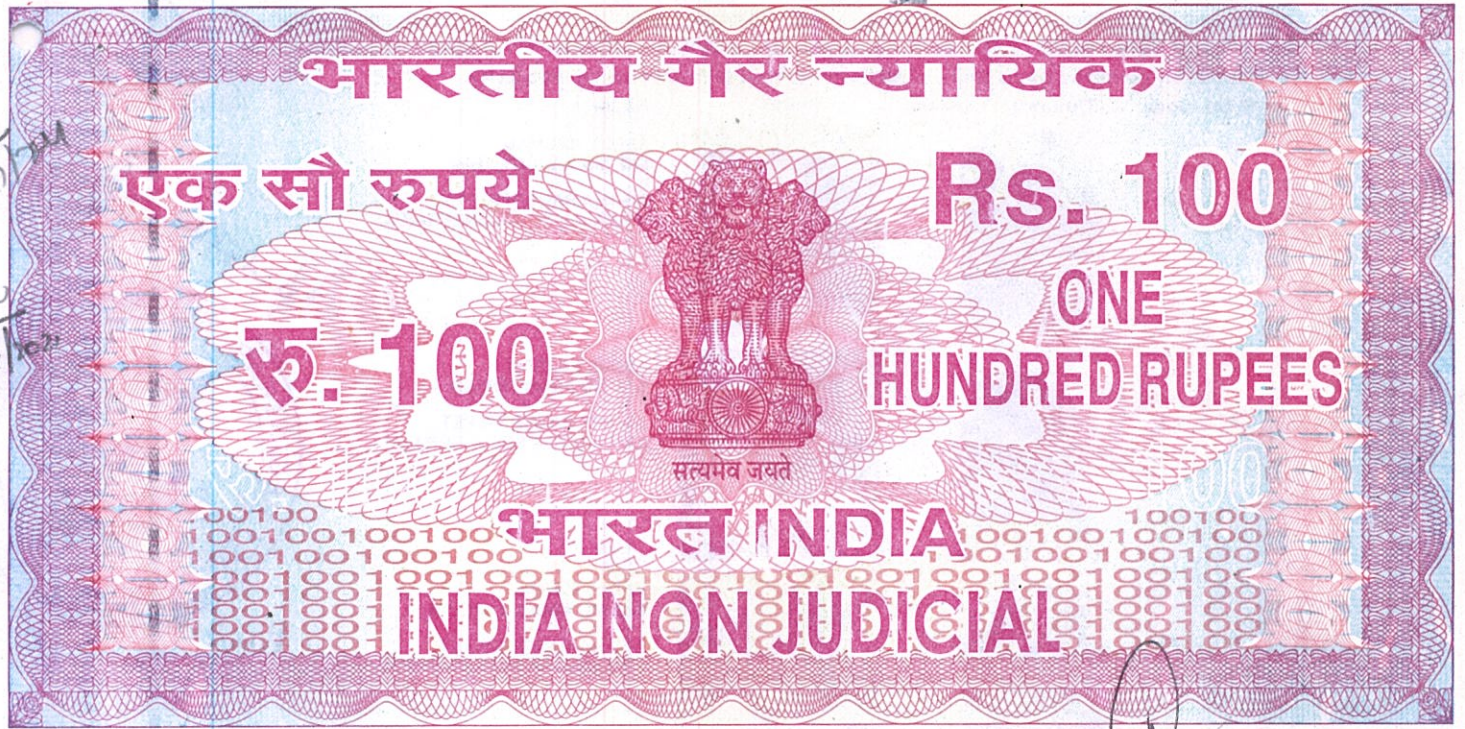




తెలంగాణ తేలంగానా TELANGANA

AG 057151

SL. No. 16842 Date: 22-07-2021, Rupees: 100/-
Sold to: Ch. Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: JMKGEC Realtors Pvt.Ltd.

KODALI RADHIKA
Licensed Stamp Vendor Lic No. 7/10, 16/7/04/ 19-2
6, Kubera Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378260, 9440090826

SALE DEED

This Sale Deed is made and executed on this the 23rd day of July, 2021 at SRO, Secunderabad by:

1. M/s. JMKGEC Realtors Private Limited, a company incorporated under the laws of India and having its registered office at 5-2-223, Gokul Distillery Road, Secunderabad-500 003, Rep. by its Director, Mr. Soham Satish Modi, S/o. Late Satish Modi, aged about 51 years.
2. Shri. Vinod K. Desai HUF, represented by its Karta Shri Vinod K. Desai, S/o. Late Shri. Kantilal B. Desai, aged 72 years, resident of H. No. 1-10-38/1&2, Prakash Nagar, Begumpet-500 016 (represented by its Agreement of Sale cum General Power of attorney Holder vide document no. 1572/2021 dated 17.07.2021 registered at SRO, Secunderabad).

Hereinafter jointly referred to as the Vendor and severally as Vendor no. 1 and Vendor 2.

IN FAVOUR OF

1. Md. Abdul Rahim, S/o. Md. Abdul Kareem, aged about 56 years, Occupation: Business, R/o. 2-3-15/A, Ram Gopalpet, Minister Road, Nallagutta, Secunderabad – 500 003 (Aadhaar no.: 290587047283).
2. Md. Abdul Razzaq, S/o. Md. Abdul Rahim, aged about 25 years, Occupation: Business, R/o. 2-3-15/A, Ram Gopalpet, Minister Road, Nallagutta, Secunderabad – 500 003 (Aadhaar no.: 209330495443).
3. Md. Abdul Rahman, S/o. Md. Abdul Rahim, aged about 23 years, Occupation: Business, R/o. 2-3-15/A, Ram Gopalpet, Minister Road, Nallagutta, Secunderabad – 500 003 (Aadhaar no.: 657063628499).

Hereinafter jointly referred to as the Purchaser. The term Vendor and Purchaser where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.

For JMK GEC 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. 29000/- paid between the hours of 4 and 5 on the 23rd day of JUL, 2021 23rd day of JUL, 2021 by Sri Jmkges

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address
1	CL		 ABDUL RAHMAN::23/07/2021 [1606-1-2021-1724]	ABDUL RAHMAN S/O. MD ABDUL RAHIM 2-3-15/A RANGOPALPET, NALLAGUTTA SECUNDERABAD
2	CL		 ABDUL RAZZAQ::23/07/2021 [1606-1-2021-1724]	ABDUL RAZZAQ S/O. MD ABDUL RAHIM 2-3-15/A RANGOPALPET, NALLAGUTTA SECUNDERABAD
3	CL		 ABDUL RAHIM::23/07/2021.15 [1606-1-2021-1724]	ABDUL RAHIM S/O. MD ABDUL KAREEM 2-3-15/A RANGOPALPET, NALLAGUTTA SECUNDERABAD
4	EX		 M/S JMKGEC REALTORS PRIVA [1606-1-2021-1724]	M/S JMKGEC REALTORS PRIVATE LTD (REP BY SOHAM SATISH MODI[R]VINOD K DESAI HUF(KARTA VINOD K DESAI . LATE KANTILAL B DESAI 5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD
5	EX		 SOHAM SATISH MODI[R] M/S JMK [1606-1-2021-1724]	SOHAM SATISH MODI[R]M/S JMKGEC REALTORS PVT LTD 5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD

Signature

REGISTRAR (STAMPS SALES DEPT)
JUN 2021
M. Aras3309

Signature

Signature

Signature

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::23/07/2021 [1606-1-2021-1724]	K PRABHAKAR REDDY AMBERPET HYD	<i>Signature</i>
2		 B SITRAMANJANEYULU BURI:: [1606-1-2021-1724]	B SITRAMANJANEYULU BURI INJAPUR HAYATHNAGAR R R DIST	<i>Signature</i>

23rd day of July, 2021

Signature of Sub Registrar

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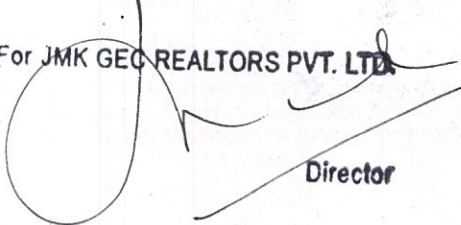


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Secunderabad
1653-2021

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.
- B. Late Shri Satish Modi had sold 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. 5-4-187/5/18, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003 (hereinafter referred to as the Scheduled Property and detailed in the schedule given under) to Vinod K. Desai HUF, represented by its karta Mr. Vinod K. Desai by way of sale deed dated 29.07.1998 registered as document no. 1814/98 at SRO Secunderabad.
- C. Shri. Vinod K. Desai HUF in turn sold the Scheduled Property to Vendor no. 1 herein and executed an Agreement of Sale cum General Power of Attorney in favour of M/s. JMKGEC Realtors Private Limited., vide document bearing no. 1572/2021 dated 17.07.2021, registered at SRO Secunderabad.
- D. The Vendors have agreed to sell the Scheduled Property to the Purchaser herein on the terms and conditions given hereunder.
- E. The parties hereto are desirous of reducing the terms and conditions of sale into writing.

For JMK GEC REALTORS PVT. LTD.



Director

Bk - 1, CS No 1724/2021 & Doct No
1653-2021
Sub Registrar
Secunderabad

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: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	
3	Aadhaar No: XXXXXXXX7283 Name: Mohammed Abdul Rahim	C/O Mohammed Abdul Kareem, Secunderabad, Hyderabad, Telangana, 500003	
4	Aadhaar No: XXXXXXXX8499 Name: Md Abdul Rahman	S/O Md Abdul Rahim, Secunderabad, Hyderabad, Andhra Pradesh, 500003	
5	Aadhaar No: XXXXXXXX5443 Name: Mohammed Abdul Razzaq	S/O Md Abdul Rahim, Secunderabad, Hyderabad, Andhra Pradesh, 500003	

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	144100	0	174900	0	319100
Transfer Duty	NA	0	87000	0	0	0	87000
Reg. Fee	NA	0	29000	0	0	0	29000
User Charges	NA	0	200	0	0	0	200
Mutation Fee	NA	0	5800	0	0	0	5800
Total	100	0	266100	0	174900	0	441100

Rs. 231100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 29000/- towards Registration Fees on the chargeable value of Rs. 5800000/- was paid by the party through E-Challan/BC/Pay Order No ,839EAM220721,415Q28120721 dated ,22-JUL-21,12-JUL-21 of ,SBIN/,YESB/

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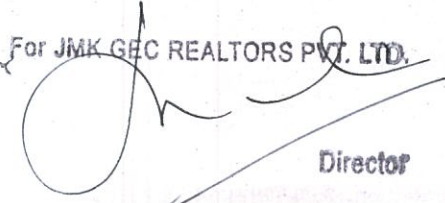


Now therefore this sale deed witnesses as follows:

1. 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	Pay-order no/ Online transfer no.	Date	Drawn on
1.	24,00,000/-	74091	22-07-2021	Mahaveer Cooperative Urban Bank, Ameerpet Branch
2.	3,66,666/-	941721	19-07-2021	SBI, M. G. Road Branch
3.	3,66,667/-	129787	19-07-2021	Axis Bank, Sec-Bad Branch
4.	3,66,667/-	349802	19-07-2021	SBI, R. P. Road Branch, Sec-Bad

2. For the total sale consideration as mentioned above the Vendor do hereby grant, convey, transfer and sell the Scheduled Property unto and in favour of the Purchaser by way of absolute sale.
3. The Vendor declares that:
 - a. The Vendor is the absolute owner of the Scheduled Property.
 - b. There are no other claimants to the Scheduled Property.
 - c. No other party has any claim to any easement rights in the Scheduled Property.
 - d. The recitals mentioned in this deed are true to the best of the Vendor's knowledge.
 - e. There are no proceedings or suits pending in any court of law, revenue department, statutory authorities, tribunals, etc., in relation to the Scheduled Property.
 - f. The Vendor gives guarantee of title to the Purchaser.
 - g. The Vendor indemnifies the Purchaser against any claim made by any party on the Scheduled Property.
 - h. The Vendor has paid all taxes and charges to the concerned authorities in relation to the Scheduled Property, as on this day and if any claim is made on this count, it shall be the Vendor's responsibility to pay the same.
 - i. 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.
4. The Vendor has on this day has delivered vacant peaceful possession of the Scheduled Property to the Purchaser and the Purchaser shall be entitled to hold and enjoy the same as absolute owner thereof from this day.
5. The Vendor herein had agreed to sell the Scheduled Property to the Purchaser herein and received the entire consideration for the Scheduled Property.

For JMK GEC REALTORS PVT. LTD.

Director

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 215100/-, DATE: 22-JUL-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8981710160528, PAYMENT MODE: CASH-1001138, ATRN: 8981710160528, REMITTER NAME: MD. ABDUL RAHIM, EXECUTANT NAME: JMKGEC REALTORS PRIVATE LIMITED, CLAIMANT NAME: MD. ABDUL RAHIM AND OTHERS). (2). AMOUNT PAID: Rs. 51000/-, DATE: 12-JUL-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6081204892835, PAYMENT MODE: NB-1001138, ATRN: 6081204892835, REMITTER NAME: MR. VINOD K DESAI, EXECUTANT NAME: MR. VINOD K. DESAI HUF, CLAIMANT NAME: MR. B. SITARAMANJANEYULU.

Date:

23rd day of July, 2021

Signature of Registering Officer
Secunderabad

Bk - 1, CS No 1724/2021 & Doct No

Sub Registrar
Secunderabad

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1653-2021

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 1653 of 2021

(1943 SE) of Book - P - and

assigned the Identification Number

1606-1-1724-2021 for Scanning

D dt. 23/7/2021

Registering Officer

A. SRIDEVI

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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 singed deed hereunder.

M/s. JMKGEC Realtors Private Limited,
Represented by its Director Mr. Soham Modi.
Vendor no.1:

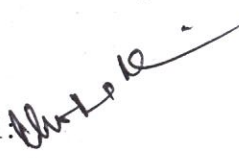
For JMK GEC REALTORS PVT. LTD.

Director

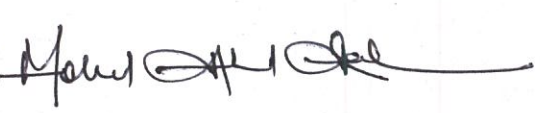
Shri. Vinod K. Desai HUF
Rep. by its Agreement of Sale cum
General Power of attorney Holder:
Vendor no. 2:

For JMK GEC REALTORS PVT. LTD.

Director

Purchaser no.1: 

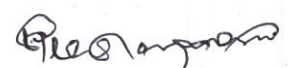
Purchaser no.2: M. Aravind

Purchaser no.3: 

Witness no1:

Name:

Address:


(K. P. Reddy)
Hyderabad.

Witness no. 2:

Name:

Address:


S. S. Srinivas
Inspector, ARD

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Secunderabad

1653-2021



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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

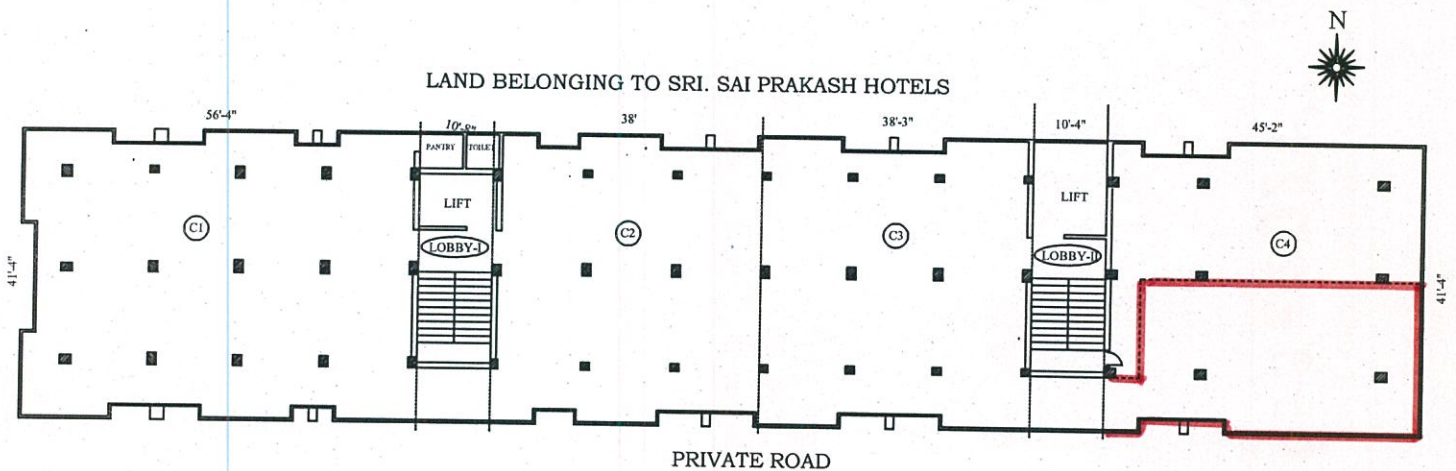
Vendor : M/s. JMKGEC Realtors Private Limited, represented by its Director:-
Mr. Soham Satish Modi, S/o. Late Satish Modi

Purchaser : 1. Md. Abdul Rahim, S/o. Md. Abdul Kareem.
2. Md. Abdul Razzaq, S/o. Md. Abdul Rahim
3. Md. Abdul Rahman, S/o. Md. Abdul Rahim

Reference: Scale: Incl: ☐ Excl: ☐

Area : 31.65 sq. yds.

Built-up area : 1,000 sft.



THIRD FLOOR PLAN

For JMK GEC REALTORS PVT. LTD.

Vendor:

Md. Abdul Rahim, Purchaser no.1:

Md. Abdul Razzaq, Purchaser no.2: M.A Razzaq

Md. Abdul Rahman, Purchaser no.3:

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1653-2021



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भारत सरकार
GOVERNMENT OF INDIA



सोहम सलिश मोदी
Soham Salish Modi
पुष्टि नं./YOB: 1969
पुरुष / Male

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पि.नं./पता:
S/O: सलिश मोदी, प्लॉट नं. 280, रॉड नं. 25, पेदममा
खैराबाद, बंजारा हिल्स,
हैदराबाद, आंध्र प्रदेश 500034

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

आधार प्रदर्शक, 500034

3146 8727 4389

आधार - आधार - सामान्य मानव अधिकार

Aadhaar - Aam Aadmi ka Adhikar

भारत प्रमुख
Government of India



मोहम्मद अब्दुल रहीम
Mohammed Abdul Rahim
पुष्टि नं. / DOB : 09/10/1965
पुरुष / Male

2905 8704 7283

ना आधार, ना गुंती

भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पि.नं./पता: C/O मोहम्मद अब्दुल करीम,
2-3-15/1, राम गोपालपेट, मिनिस्टर रोड,
नल्लगुट्टा, सेकंदराबाद, हैदराबाद,
तेलंगाना, 500003

Address: C/O Mohammed Abdul Kareem,
2-3-15/A, Ram Gopalpet, Minister road,
Nallagutta, Secunderabad, Hyderabad,
Telangana, 500003

2905 8704 7283

1947 help@uidai.gov.in www.uidai.gov.in

भारत प्रमुख
Government of India



मोहम्मद अब्दुल रज़्ज़ाक़
Mohammed Abdul Razzaq
पुष्टि नं. / DOB : 30/08/1996
पुरुष / Male

2093 3049 5443

ना आधार, ना गुंती

भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पि.नं./पता: S/O मर्द अब्दुल रहीम, 2-3-15/अ,
नल्लगुट्टा, रामगोपालपेट, सेकंदराबाद,
हैदराबाद, आंध्र प्रदेश, 500003

Address: S/O Md Abdul Rahim, 2-3-15/A,
Nallagutta, ramgopal pet, secunderabad,
Secunderabad, Hyderabad, Andhra Pradesh,
500003

2093 3049 5443

1947 help@uidai.gov.in www.uidai.gov.in

भारत प्रमुख
Government of India



मर्द अब्दुल रहमान
Md Abdul Rahman
पुष्टि नं. / DOB : 11/06/1998
पुरुष / Male

6570 6362 8499

ना आधार, ना गुंती

भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पि.नं./पता: S/O मर्द अब्दुल रहीम,
2-3-15/अ, नल्लगुट्टा, रामगोपालपेट, सेकंदराबाद,
हैदराबाद, आंध्र प्रदेश, 500003

Address: S/O Md Abdul Rahim, 2-3-15/A,
Nallagutta, ramgopal pet, secunderabad,
Secunderabad, Hyderabad, Andhra
Pradesh, 500003

6570 6362 8499

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Secunderabad

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భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy



పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204



నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

Pradeep

ఆధార్ - సామాన్యని హక్కు



భారత్ 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 ఆధార్ - నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరునామా:
S/O కోటేశ్వర రావు బురి, ప్లాట్ నో 1, 6-107/1, శ్రీ
వెంకటేశ్వర కాలనీ, గ్రామపంచాయతీ దగ్గర, 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

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

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