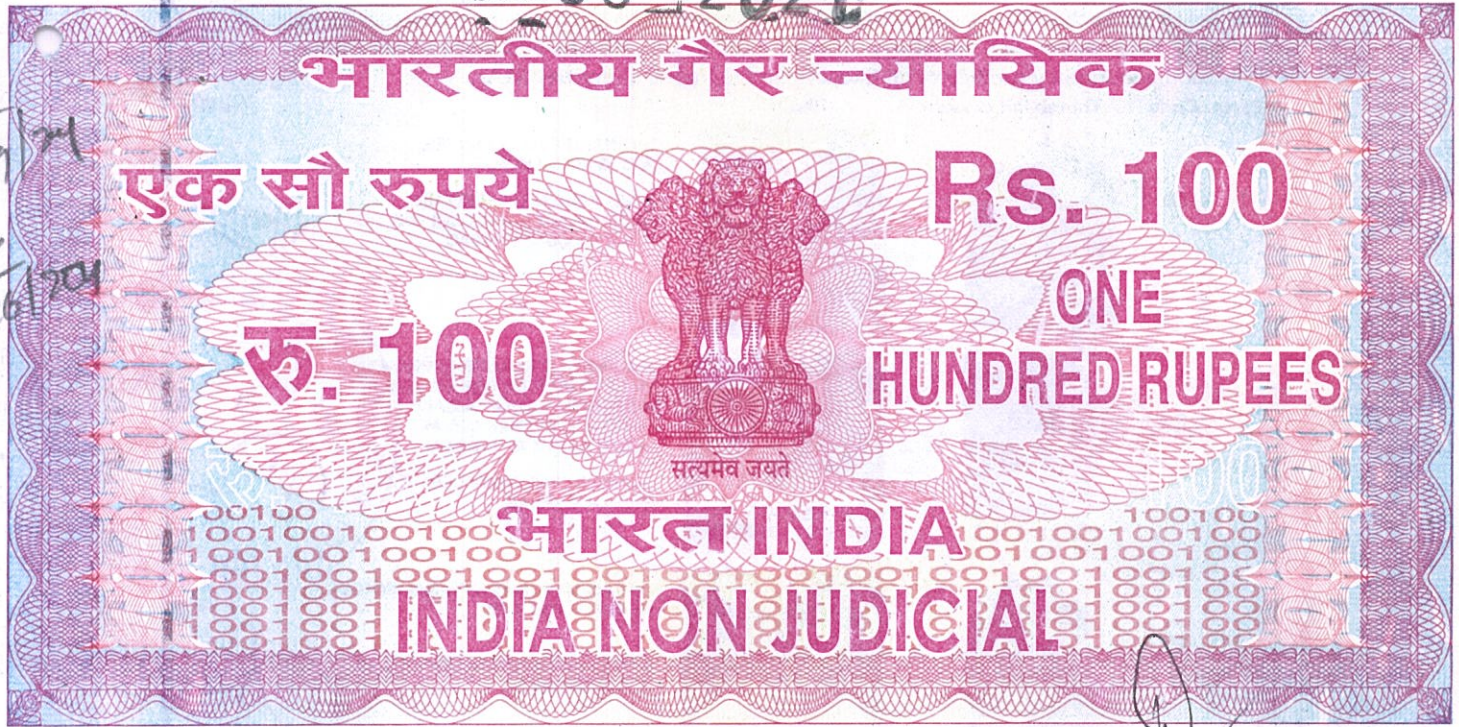


SCANNED

1655-2021



తెలంగాణ తెలంగాణ TELANGANA.

SL. No. 16843 Date: 22-07-2021, Rupees: 100/-
Sold to: Ch. Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: JMKGEC Realtors Pvt.Ltd.

AG 057152
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, represented by its Director, Mr. Soham Satish Modi, S/o. Late Satish Modi, aged about 51 years.
2. Shri. Subodh K. Desai HUF, represented by its Karta Shri Subodh K. Desai, S/o. Mr. Kantilal B Desai, aged 73 years, resident of H. No. 5-8-40/46, Plot No. 46, Phase-I, Bhanu Enclave, Yaprall, Secunderabad-500 087 (represented by its Agreement of Sale cum General Power of attorney Holder vide document no.1573/2021, 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

Mrs. Bhonagiri Vijayashree, W/o. B. Kiran Kumar, aged about 39 years Occupation: Business, R/o. Tirumala Pride, H. No. 1-8-215/24/2 & 3, P. No. 18/A, Lalbahadur Nagar Colony, P. G. Road, Beside Innovation Apartment, Secunderabad - 500 003 (Aadhaar no.: 730930960474).

Hereinafter 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.

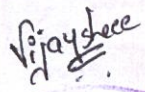
For JMKGEC REALTORS PVT LTD.

Director

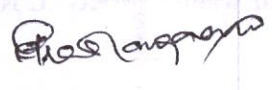
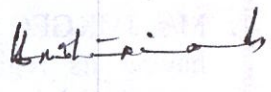
Presentation Endorsement:

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. 29000/- paid between the hours of 4 and 5 on the 23rd day of JUL, 2021 23rd day of JUL, 2021 by Sri Soham Satish

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 BHNAGIRI VIJAYASHREE::23/ [1606-1-2021-1726]	BHONAGIRI VIJAYASHREE W/O. B KIRSN KUMAR 1-8-215/24/2 AND 3 P NO 18/A LALBAHADUR NAGAR COLONY PG ROAD, SECUNDERABAD	
2	EX		 M/S JMKGEC REALTORS PRIVA [1606-1-2021-1726]	M/S JMKGEC REALTORS PRIVATE PVT LTD (REP BY SOHAM SATISH MODI[R]SUBODH K DESAI HUF (KARTA SUBODH K DESAI . LATE KANTILAL B DESAI 5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD	
3	EX		 SOHAM SATISH MODI [R] M/S [1606-1-2021-1726]	SOHAM SATISH MODI[R]M/S JMKGEC REALTOR PVT LTD 5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::23/C [1606-1-2021-1726]	K PRABHAKAR REDDY AMBERPET HYD	
2		 SITRAMANJANEYULU BURRI:: [1606-1-2021-1726]	SITRAMANJANEYULU BURRI INJAPUR HAYATHNAGAR	

23rd 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: XXXXXXXX0474 Name: Bhonagiri Vijayashree	C/O Bongiri Kiran Kumar, Secunderabad, Hyderabad, Telangana, 500003	

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Bk - 1, CS No 1726/2021 & Doct No 1655-2021
Sheet 1 of 6
Sub Registrar
Secunderabad

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 Subodh K. Desai HUF, represented by its karta Mr. Subodh K. Desai by way of sale deed dated 29.07.1998 registered as document no. 1813/98 at SRO Secunderabad.

C. Shri. Subodh 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 Ltd., vide document bearing no. 1573/2021 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

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	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 ,414LSE220721,852JUU060721 dated ,22-JUL-21,06-JUL-21 of ,SBIN/,YESB/

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: 6179689481720,PAYMENT MODE:CASH-1001138,ATRN:6179689481720,REMITTER NAME: MRS. BHONAGIRI VIJAYASHREE,EXECUTANT NAME: JMKGEC REALTORS PRIVATE LIMITED,CLAIMANT NAME: MRS. BHONAGIRI VIJAYASHREE) .(2). AMOUNT PAID: Rs. 51000/-, DATE: 06-JUL-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1715492229613,PAYMENT MODE:NB-1001138,ATRN:1715492229613,REMITTER NAME: MR. SUBODH K DESAI,EXECUTANT NAME: MR. SUBODH K DESAI,CLAIMANT NAME: SHRI. B. SITARAMAN,ANEYU(J)

Date:

23rd day of July,2021

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 165 of 2021

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

assigned the Identification Number

116062-1726-2021 for Scanning

Date. 23/7/2021

Registering Officer
A. SRIDEVI

Bk - 1, CS No 1726/2021 & Doct No

Sub Registrar
Secunderabad

Sheet 2 of 6

1655-2021

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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/-	74092	22-07-2021	Mahaveer Cooperative Urban Bank, Ameerpet Branch
2.	11,00,000/-	460979	19-07-2021	IDBI, S. D. Road Branch

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

Bk - 1, CS No 1726/2021 & Doct No  Sub Registrar
/ . Sheet 3 of 6 Secunderabad

655-2021



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

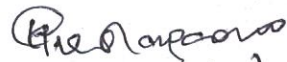
For JMK GEC REALTORS PVT. LTD.

Director

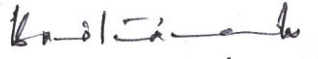
Mrs. Bhonagiri Vijayashree, Purchaser:

Vijayashree

Witness no1:
Name:
Address:


(K. P. Reddy)
Hinderabad

Witness no. 2:
Name:
Address:


Selaramejareddy
Tupaper nraus

Bk - 1, CS No 1726/2021 & Doct No

Sheet 4 of 6 Sub Registrar
Secunderabad

1655-2021

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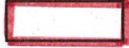
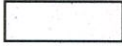


Plan of the Scheduled Property.

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.

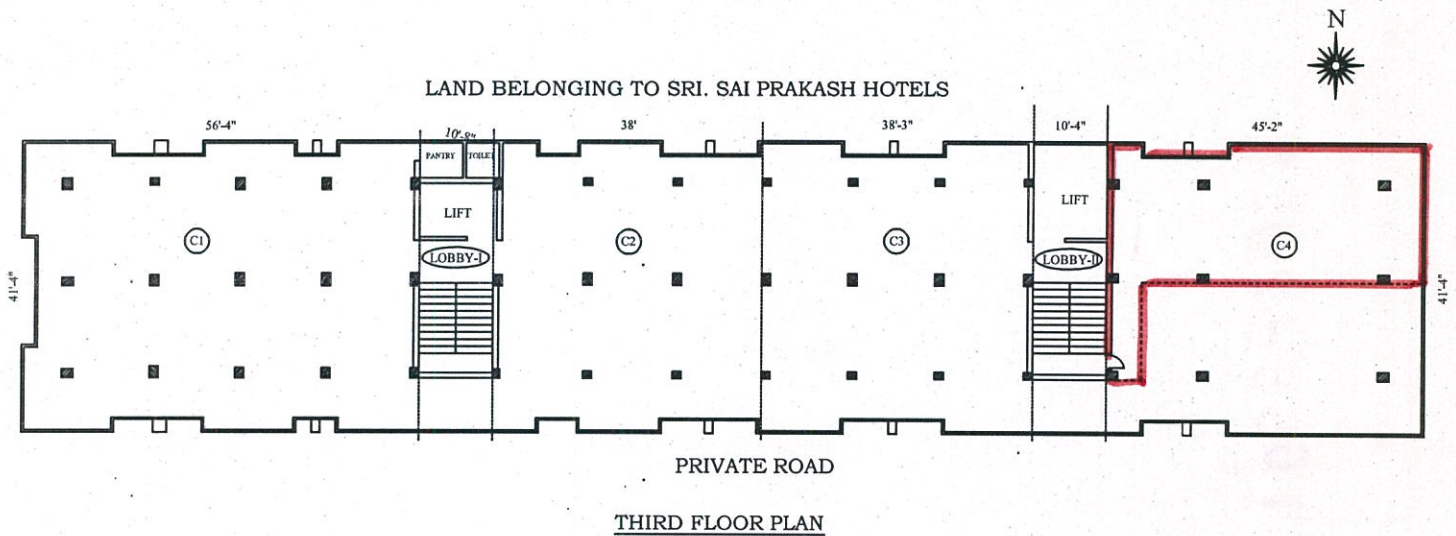
Vendor : M/s. JMKGEC Realtors Private Limited, represented by its Director:-
Mr. Soham Satish Modi, S/o. Late Satish Modi

Purchaser : Mrs. Bhonagiri Vijayashree, W/o. B. Kiran Kumar

Reference: Scale: Incl:  Excl: 

Area : 31.65 sq. yds.

Built-up area : 1,000 sft.

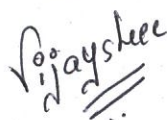


Vendor:

For JMK GEC REALTORS PVT. LTD.

Director

Purchaser:


Vijayashree

Bk - 1, CS No 1726/2021 & Doct No 2
_____/_____. Sheet 5 of 6 Sub Registrar
Secunderabad

1655-2021



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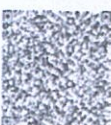


Subrah
muniyil

भारत सरकार
GOVERNMENT OF INDIA



సోహం సలిష్ మోడి
Soham Salish Modi
పుట్టిన సం./YoB: 1969
పురుషుడు Male



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సోహం మోడి, ప్లాట్ నెం. 280,
280, రోడ్ నెం. 25, పెద్దమ్మ
తెలంగాణం దగ్గర బంజరా హిల్స్
ఖైరాబాద్, బంజరా హిల్స్
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

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

3146 8727 1389

అధార్ - ఆధార్ - సామాన్య మానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
Government of India



భోనగిరి విజయశ్రీ
Bhonagiri Vijayshree
పుట్టిన తేదీ / DOB: 01/04/1982
స్త్రీ / Female

7309 3096 0474

నా ఆధార్, నా గుర్తింపు

23/03/2012

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: C/O బోంగిరి కిరణ్ కుమార్, తిరుమల ప్రైడ్, ఏన్
నెం 1-8-215/24/2 ఆండ్ 3, పి నెం 18/బి, లల్బాహదూర్
నగర్ కాలనీ, బెసిడ్ ఇనోవేషన్ అపార్ట్మెంట్, పి జి రోడ్,
సెకండరాబాద్, హైదరాబాద్, తెలంగాణ, 500003

Address: C/O Bongiri Kiran Kumar, Tirumala Pride,
H No 1-8-215/24/2 And 3, P No 18/A, Lalbahadur
Nagar Colony, Besid Innovation Apartment, P G
Road, Secunderabad, Hyderabad, Telangana,
500003

7309 3096 0474

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

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

ఆధార్ - సామాన్య ని హక్కు

Handwritten signature

भारत सरकार
GOVERNMENT OF INDIA



సీతారామంజనేయులు బుర్రె
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

చిరునామా:
S/O కోటేశ్వర రావు బుర్రె, ప్లాట్ నెం 1, 6-107/1, శ్రీ
వెంకటేశ్వర కాలనీ, గ్రాంపంచాయతీ 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 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

Bk -1, CS No 1726/2021 & Doct No

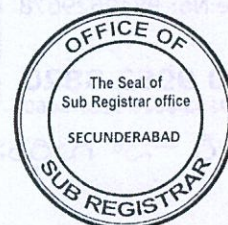
Sub Registrar
Secunderabad

Sheet 6 of 6

1655-2021



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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1606-1-1655/2021

Date: 29/07/2021

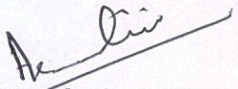
CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 4 of Section 207 of **Greater Hyderabad Municipal Corporation (GHMC)** Act, 1955, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Greater Hyderabad Municipal Corporation (GHMC)**.

House No.	5-4-187/5/19
PTIN/Assessment No.	1305500003
District	HYDERABAD
Circle Name	BEGUMPET, GHMC
Locality	RANIGUNJ
Transferor (Name of previous PT Assessee in the Tax Records)	1. SUBODH K DESAI HUF (KARTA SUBODH K DESAI (R. LATE KANTILAL B DESAI) 2. M/S JMKGEC REALTOR PVT LTD (R. NA)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. BHONAGIRI VIJAYASHREE (W/o. B KIRSN KUMAR)
Document Registration No.	1606-1655/2021 [1]
Document Registration Date	23/07/2021

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.


Signature of Sub-Registrar
(SECUNDERABAD)

Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

Date: 28/07/2022

No: 2896-1082/2022

CERTIFICATE OF TRANSFER/MUTATION

As per the records maintained on the 28th day of July 2022, the following details are furnished by the Applicant, the following details are entered in the records of the Government of Telangana:

House No.	5-1/287/213
TIN/Assessment No.	1305200412
District	HYDERABAD
City/Town	BEGUNPET, GHMC
Locality	RANJANA
Transferor (Name of previous owner)	1. SUBODH K. DESAI (R. NR. SUBODH K. DESAI)
Assessee in the Tax Record	(R. NR. KANTILAL B. DESAI)
Transferee (Name of new owner)	1. MR. LAKSHY RAO (R. NR. NA)
Assessee in the Tax Record	1. SHOMASRI VUAYASWARI (W. OF B. KRISHN KUMAR)
Document Registration No.	1800-1082/2022 (1)
Document Registration Date	23/07/2022

- The certificate does not amount to any transfer of ownership of the property. It only serves as a record of the transfer.
- The certificate is valid only if it is accompanied by the original documents of the property.
- The certificate is valid only if it is accompanied by the original documents of the property.
- The certificate is valid only if it is accompanied by the original documents of the property.

Signature of Sub Registrar
(SECUNDERABAD)