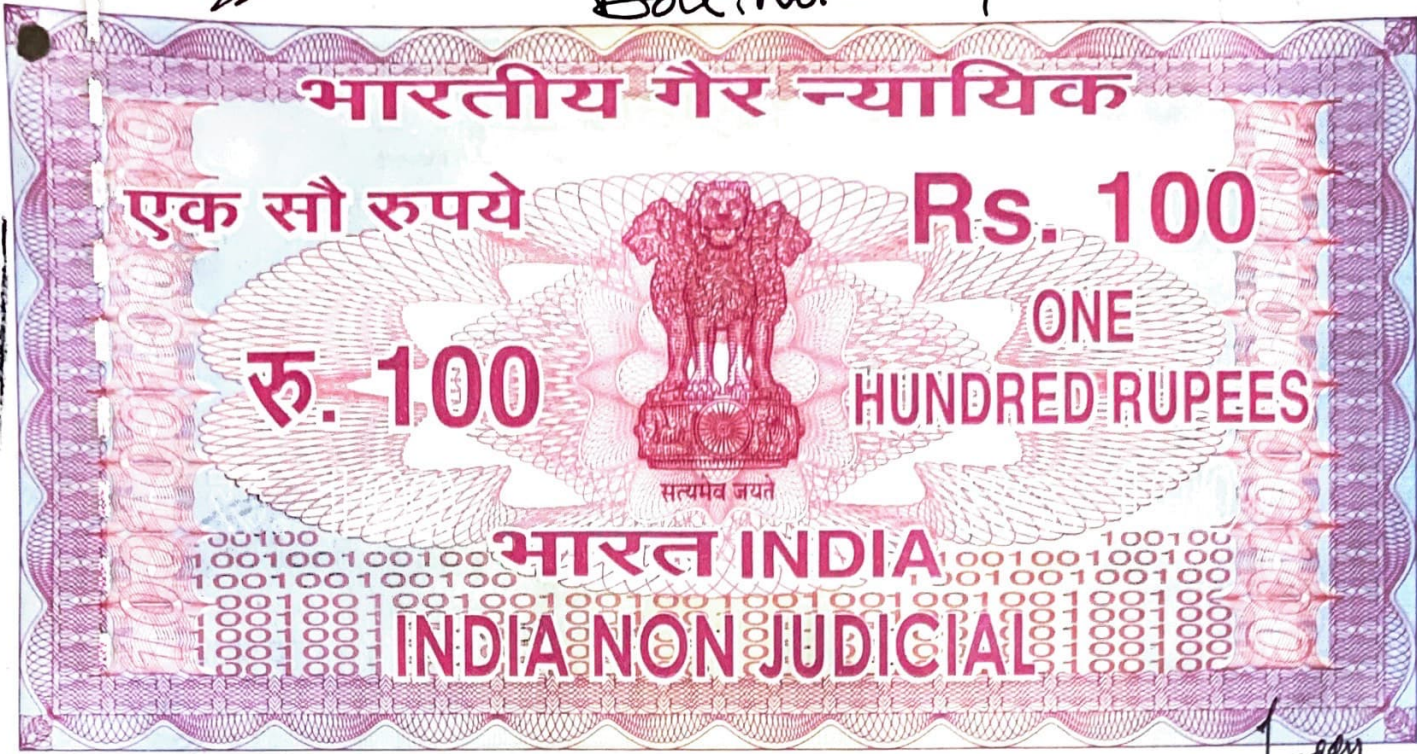


22251

Dolt. No. 21428/2022

SCANNED



తెలంగాణ తెలంగాణ TELANGANA
SI.No...112... Date 29/01/2020 Rs. 100/-
Sold to... Ramesh
S/o. W. D. Narsing Rao
For whom JMKGEC Realtors Pvt. Ltd & others

P. LAYMIKA 497923 DY
Licenced Stamp Vendor
SVL No:16-09-082 of 2012
R.L.No.16-09-08/2018
H.No.403, Sai Sunder Tower,
LIC Colony, West Marredpally,
SECUNDERABAD-500 003.
Phone No:9246371455

MEMORANDUM OF DEPOSIT OF TITLE DEED

This Memorandum of Deposit of Title Deed is made and executed on this the day of 24th December, 2022 at SRO, Ranga Reddy (R.O), Ranga Reddy District.

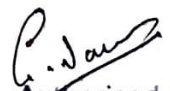
- (1) M/s. JMKGEC Realtors Private Limited a company incorporated under the Companies Act, 1956 and having its registered office at 5-2-223 "Gokul" Distillery Road, Secundrabad-500 003, represented by its authorized representative, Mr. G. Naveen, Son of Mr. G. Narsimha, aged about 32 years hereinafter referred to as the "Depositor 1" which expression shall unless repugnant to the context or meaning there of be deemed to mean and include its successors, administrators and permitted assigns of the Second Part:
- (2) M/s. SDNMKJ Realty Private Limited a company incorporated under the laws of India and having its registered office at 5-2-223, "Gokul " Distillery Road, Secunderaad-500 003, represented by its authorized representative, Mr. G. Naveen, Son of Mr. G. Narsimha, aged about 32 years hereinafter referred to as the "Depositor 2" which expression shall unless repugnant to the context or meaning there of be deemed to mean and include its successors, administrators and permitted assigns of the Third Part.

IN FAVOUR OF

M/s. AXIS BANK LTD RAC HYDERABAD, TELANGANA
For JMKGEC REALTORS PVT LTD

For SDNMKJ REALTY PVT LTD


Authorised Signatory


Authorised Signatory

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. 10000/- paid between the hours of 9 and 3 on the 24th day of DEC, 2022 by Sri G Naveen

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 M/S.SDNMKJ REALTY PRIVATE [1510-1-2022-22251]	M/S.SDNMKJ REALTY PRIVATE LIMITED REP BY G NAVEEN S/O. G NARSIMHA 5-2-223, GOKUL, DISTILLERY ROAD, SEC-BAD, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500003.,	
2	MR		 M/S.JMKGEC REALTORS PR [1510-1-2022-22251]	M/S.JMKGEC REALTORS PRIVATE LIMITED REP BY G NAVEEN S/O. G NARSIMHA 5-2-223, GOKUL, DISTILLERY ROAD, SEC-BAD, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500003.,	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 K PRABHAKAR REDDY ::24/12/22 [1510-1-2022-22251]	K PRABHAKAR REDDY AMBERPET HYD	
1		 M MALLA REDDY ::24/12/22 [1510-1-2022-22251]	M MALLA REDDY ANAJPUR HYD	

24th day of December, 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: XXXXXXXX6020 Name: Gosika Naveen	S/O Gosika Narsimha, Malkajgiri, K.v. Rangareddy, Telangana, 500047	



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Bk - 1, CS No 22251/2022 & Doct No 21428/2022. Sheet 1 of 10 Joint SubRegistrar2 Ranga Reddy (R.O)

WITNESSETH AS FOLLOWS:

The title deed relating to the Property vide document no.5705 of 2016, dated 03-05-2016, registered at S.R.O, Ranga Reddy (R.O), Ranga Reddy District. Described in the schedule have been delivered and deposited by us on 24/11/2022 with the AXIS BANK LTD RAC Hyderabad, Telangana for securing the repayment of the sum of Rs.8,25,00,000/-(Rupees Eight Crore Twenty Five Lakhs Only) Borrowed by us with the interest there on at 9% per annum and also for the repayment of any further sum that we are to borrow from the bank from time to time with the interest thereon at the aforesaid rate or repayment to the bank of all such sums of money as are now due to shall be from time to time or any time due to the AXIS BANK LTD RAC Hyderabad, Telangana. From us shall recoverable from us.

SCHEDULE OF THE PROPERTY OF DEPOSITOR-1

(JMK GEC Realtors Pvt. Ltd)

All that the Commercial Space having a built up area 12,031 sft on 5th floor in Tower-B with undivided share of land admeasuring 435.50 Sq.yds with 16 Nos. of car parking slots in the lower and upper of the building known as "Ramky Selenium" situated at Plot Nos. 31(P) and 32 in Sy. Nos.115/22,115/24,115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District and bounded as given below:

North : Open to Sky
South : Portion of premises belonging to SDNMKJ Realty Pvt. Ltd
East : Tower A, Lift & Staircase
West : Open to Sky

SCHEDULE OF THE PROPERTY OF DEPOSITOR-2

(SDNKJ Realty Pvt. Ltd)

All that the Commercial Space having a built up area 12,031 sft on 5th floor in Tower-B with undivided share of land admeasuring 435.50 Sq.yds with 17 Nos. of car parking slots in the lower and upper basements of the building known as "Ramky Selenium" situated at Plot Nos. 31(P) and 32 in Sy Nos.115/22,115/24,115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District and bounded as given below:

North : Portion of premises belonging to JMKGEC Realtors Pvt. Ltd
South : Open to Sky
East : Tower A, Lift & Staircase
West : Open to Sky

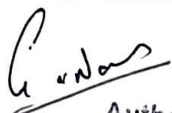
List of Documents Deposited:

1. Registered sale deed bearing document no.5705 of 2016, dated 03-05-2016, registered at SRO, Ranga Reddy (R.O), Ranga Reddy District.

WITNESSES:

1. 
2. 

For JMKGEC REALTORS PVT LTD


Authorised Signatory

For SDNMKJ REALTY PVT LTD


Authorised Signatory

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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	1000	0	0	0	1100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	11500	0	0	0	11600

Rs. 1000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 82500000/- was paid by the party through E-Challan/BC/Pay Order No ,7531ID231222 dated ,23-DEC-22 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 11550/-, DATE: 23-DEC-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3342602874133,PAYMENT MODE:NB-1001138,ATRN:3342602874133,REMITTER NAME: MR. K PRABHAKAR REDDY,EXECUTANT NAME: JMKJEC REALTORS PRIVATE LIMITED,CLAIMANT NAME: AXIS BANK LTD RAC HYDERABAD).

Date:

24th day of December,2022

Signature of Registering Officer
Ranga Reddy (R.O)

Certificate of Registration

Registered as document no. 21428 of 2022 of Book-1 and assigned the identification number 1 - 1510 - 21428 - 2022 for Scanning on 24-DEC-22 .

Registering Officer
Ranga Reddy (R.O)
(J. Srikanth Reddy)

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21428/2022. Sheet 2 of 10

Joint SubRegistrar2
Ranga Reddy (R.O)



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सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय
Ministry of Micro, Small and Medium Enterprises



UDYAM REGISTRATION CERTIFICATE

Our small hands to
make you LARGE

UDYAM REGISTRATION NUMBER	UDYAM-TS-02-0036077																							
NAME OF ENTERPRISE	M/S SDNMKJ REALTY PRIVATE LIMITED																							
TYPE OF ENTERPRISE *	MICRO																							
MAJOR ACTIVITY	SERVICES																							
SOCIAL CATEGORY OF ENTREPRENEUR	GENERAL																							
NAME OF UNIT(S)	<table border="1"> <tr> <th>S.No.</th> <th colspan="3">Name of Unit(s)</th> </tr> <tr> <td>1</td> <td colspan="3">Corporate Office</td> </tr> </table>				S.No.	Name of Unit(s)			1	Corporate Office														
S.No.	Name of Unit(s)																							
1	Corporate Office																							
OFFICIAL ADDRESS OF ENTERPRISE	<table border="1"> <tr> <td>Flat/Door/Block No.</td> <td>5-2-223</td> <td>Name of Premises/ Building</td> <td>GOKUL TOWER</td> </tr> <tr> <td>Village/Town</td> <td>RANIGUNJ</td> <td>Block</td> <td>3RD FLOOR</td> </tr> <tr> <td>Road/Street/Lane</td> <td>GOKUL DISTILLERY ROAD</td> <td>City</td> <td>SECUNDERABAD</td> </tr> <tr> <td>State</td> <td>TELANGANA</td> <td>District</td> <td>HYDERABAD , Pin 500003</td> </tr> <tr> <td>Mobile</td> <td>8309830723</td> <td>Email:</td> <td>lavanya.r@modiproperties.com</td> </tr> </table>				Flat/Door/Block No.	5-2-223	Name of Premises/ Building	GOKUL TOWER	Village/Town	RANIGUNJ	Block	3RD FLOOR	Road/Street/Lane	GOKUL DISTILLERY ROAD	City	SECUNDERABAD	State	TELANGANA	District	HYDERABAD , Pin 500003	Mobile	8309830723	Email:	lavanya.r@modiproperties.com
Flat/Door/Block No.	5-2-223	Name of Premises/ Building	GOKUL TOWER																					
Village/Town	RANIGUNJ	Block	3RD FLOOR																					
Road/Street/Lane	GOKUL DISTILLERY ROAD	City	SECUNDERABAD																					
State	TELANGANA	District	HYDERABAD , Pin 500003																					
Mobile	8309830723	Email:	lavanya.r@modiproperties.com																					
DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE	24/03/2010																							
DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS	24/03/2010																							
NATIONAL INDUSTRY CLASSIFICATION CODE(S)	<table border="1"> <tr> <th>SNo.</th> <th>NIC 2 Digit</th> <th>NIC 4 Digit</th> <th>NIC 5 Digit</th> <th>Activity</th> </tr> <tr> <td>1</td> <td>68 - Real estate activities</td> <td>6810 - Real estate activities with own or leased property</td> <td>68100 - Real estate activities with own or leased property</td> <td>Services</td> </tr> </table>				SNo.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity	1	68 - Real estate activities	6810 - Real estate activities with own or leased property	68100 - Real estate activities with own or leased property	Services										
SNo.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity																				
1	68 - Real estate activities	6810 - Real estate activities with own or leased property	68100 - Real estate activities with own or leased property	Services																				
DATE OF UDYAM REGISTRATION	27/08/2021																							

* In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O. 2119(E) dated 26.06.2020 issued by the M/o MSME.

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For any assistance, you may contact:

1. District Industries Centre: HYDERABAD (TELANGANA)

2. MSME-DI: HYDERABAD (TELANGANA)

BE A
CHAMPION
with the
Ministry of
MSME

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Ranga Reddy (R.O)



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Ministry of Micro, Small and Medium Enterprises

MSME
सूक्ष्म, लघु एवं मध्यम उद्यम
MICRO, SMALL & MEDIUM ENTERPRISES

UDYAM REGISTRATION CERTIFICATE

Our small hands to
make you LARGE

UDYAM REGISTRATION NUMBER	UDYAM-TS-02-0036082			
NAME OF ENTERPRISE	M/S JMK GEC REALTORS PRIVATE LIMITED			
TYPE OF ENTERPRISE *	MICRO			
MAJOR ACTIVITY	SERVICES			
SOCIAL CATEGORY OF ENTREPRENEUR	GENERAL			
NAME OF UNIT(S)	S.No.	Name of Unit(s)		
	1	GREENS TOWER		
OFFICAL ADDRESS OF ENTERPRISE	Flat/Door/Block No.	5-2-223	Name of Premises/ Building	GOKUL TOWER
	Village/Town	RANIGUNJ	Block	3RD FLOOR
	Road/Street/Lane	DISTILLERY ROAD	City	SECUNDERABAD
	State	TELANGANA	District	HYDERABAD , Pin 500003
	Mobile	8309830723	Email:	lavanya.r@modiproperties.com
DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE	25/03/2010			
DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS	25/03/2010			
NATIONAL INDUSTRY CLASSIFICATION CODE(S)	S.No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit
	1	68 - Real estate activities	6810 - Real estate activities with own or leased property	68100 - Real estate activities with own or leased property
DATE OF UDYAM REGISTRATION	27/08/2021			

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For any assistance, you may contact:

1. District Industries Centre: HYDERABAD (TELANGANA)

2. MSME-DI: HYDERABAD (TELANGANA)

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Ranga Reddy (R.O)



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DATE: 23-12-2022

TO WHOMSOEVER IT MAY CONCERN

Title deeds to the
This is to certify that **M/S. JMK GEC REALTORS PVT LTD** has availed loan against property under MSME (MSME registration certificate no. UDYAM-TS-02-0036082) and loan amount is RS. 8,25,00,000/- vide loan account no. **PCR000808301809**, Axis Bank, Hyderabad CPC.



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21428/2022. Sheet 5 of 10 Joint SubRegistrar2.
Ranga Reddy (R.O)



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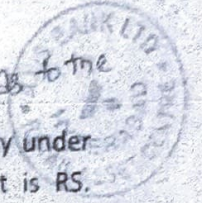


DATE: 23-12-2022

TO WHOMSOEVER IT MAY CONCERN

This is to certify that M/S. **SDNMKJ REALTY PVT LTD** has availed loan against property under MSME (MSME registration certificate no. UDYAM-TS-02-0036077) and loan amount is RS. 8,25,00,000/- vide loan account no. PCR000808301788, Axis Bank, Hyderabad CPC.

Title deeds to me



Yours faithfully



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Joint SubRegistrar2
Ranga Reddy (R.O)



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JMK GEC REALTORS PVT LTD

CIN no: U70100TG2010PTC067673

EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS HELD AT THE REGISTERED OFFICE OF THE COMPANY.

NAME OF THE COMPANY: JMK GEC REALTORS PRIVATE LIMITED

REGISTERED OFFICE: GOKUL DISTELLERY SECUNDERABAD 500003

IN MEETING HELD ON: 07TH NOVEMBER, 2022

Directors: 1. Mr. Soham Satish Modi, 2. Mr. Sharad J Kadakia 2. Mr. Rajesh K Kadakia

Item: Authorisation to Mr. G. Naveen to sign MODT

RESOLVED THAT the Board authorises Mr. G. Naveen to sign MODT before the Registrar. The said MODT to be executed with Axis Bank to obtain loans to the company.

FURTHER RESOLVED THAT Mr. G. Naveen holding Pan BNPPG8235A officer of the company is hereby authorised to sign and submit documents or information and to do all such acts, deeds or things to give obtain release of title documents and to give effect to the above resolution on behalf of the company.

FURTHER RESOLVED THAT a copy of this resolution be given to the banker, as may be required under the seal and signature of any of the directors of the company.

// CERTIFIED TRUE COPY //

FOR JMK GEC REALTORS PRIVATE LIMITED

For JMKGEC REALTORS PVT LTD


DIRECTOR

Soham Satish Modi

Director

00522546

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Ranga Reddy (R.O)



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CIN no:U70101TG2010PTC067667

EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF
DIRECTORS HELD AT THE REGISTERED OFFICE OF THE COMPANY.

NAME OF THE COMPANY: SDNMKJ REALTY PRIVATE LIMITED

REGISTERED OFFICE: GOKUL DISTELLERY SECUNDERABAD 500003

IN MEETING HELD ON: 07TH NOVEMBER, 2022

Directors: 1. Mr. Soham Satish Modi, 2. Mr. Sharad J Kadakia 2. Mr. Rajesh K Kadakia

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FURTHER RESOLVED THAT a copy of this resolution be given to the banker, as may be required under the seal and signature of any of the directors of the company.

// CERTIFIED TRUE COPY //

FOR SDNMKJ REALTY PRIVATE LIMITED

For SDNMKJ REALTY PVT LTD


DIRECTOR

Soham Satish Modi

Director

00522546

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Ranga Reddy (R.O)



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Government of India

AADHAAR

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భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

రిజిస్ట్రేషన్/Enrolment No.: 1012/60000/51566

Download Date: 15/07/2017
Generation Date: 05/03/2017

To

గోసిక నవీన్

Gosika Naveen

S/O Gosika Narsimha

14-65

Old Mirjalguda

Satyanarayana Cafe

Malkajgiri

K.v. Rangareddy Malkajgiri

Telangana - 500047

9246562610



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5988 1394 6020

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



గోసిక నవీన్

Gosika Naveen

పుట్టిన తేదీ/ DOB: 02/11/1990

పురుషుడు / MALE



5988 1394 6020

నా ఆధార్, నా గుర్తింపు

సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- గుర్తింపుకు ధృవీకరణ అన్వేషించే అధిభిక్షకుల ద్వారా పొందవచ్చు.
- ఇది ఎలక్ట్రానిక్ పద్ధతిలో వ్రాయబడిన లేఖ.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ఆధార్ దేశమంతటా ఆమోదించబడుతుంది.
- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందచేయడంలో సహాయ పడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

(Signature)



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Unique Identification Authority of India

చిరునామా:

S/O గోసిక నవీన్, 14-65, ఓల్డ్
మిర్జాగూడా, సత్యనారాయణ కెఫె,
మల్కాజ్ గిరి, కె.వి.రంగారెడ్డి,
తెలంగాణ - 500047

Address:

S/O Gosika Narsimha, 14-65, Old
Mirjalguda, Satyanarayana Cafe,
Malkajgiri, K.v. Rangareddy,
Telangana - 500047

5988 1394 6020

1947



help@uidai.gov.in

WWW

www.uidai.gov.in

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21428/2022. Sheet 9 of 10 Joint SubRegistrar2
Ranga Reddy (R.O)



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GOVERNMENT OF INDIA



కండి ప్రభాకర్ రెడ్డి
Kandli Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204



నమోదు సంఖ్య / Enrollment No. : 1027/28203/00b49

To
Kandli 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 - సామాన్యని హక్కు

Prabhakar Reddy



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



మెండు మల్లారెడ్డి
MENDU MALLAREDDY
పుట్టిన తేదీ / DOB : 07/08/1965
పురుషుడు / MALE
4285 0811 4952



ఆధార్ - సామాన్యమానవుడి హక్కు



భారతీయ విశిష్ట పోలింగ్ ప్రాధికారం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వివరాలు:

S/O మెండు రామ్ రెడ్డి, 2-50,
అనాజ్ పూర్, అనాజ్ పూర్, రంగారెడ్డి,
అంధ్ర ప్రదేశ్, 501512

Address:

S/O Mendu Ram Reddy, 2-50,
ANAJ PUR, Anajpur,
Rangareddi, Andhra Pradesh,
501512



1947
1800 300 1947

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Bengaluru-560 001

Mendu Mallareddy

Bk - 1, CS No 22251/2022 & Doct No
21428/2022. Sheet 10 of 10 Joint SubRegistrar2
Ranga Reddy (R.O)



Generated on: 24/12/2022 02:24:45 PM





Government of Telangana Registration And Stamps Department

R.O. Ranga Reddy Dist.

21/428/22

Payment Details - Citizen Copy - Generated on 24/12/2022, 02:14 PM

SRO Name: 1510 Ranga Reddy (R.O)

Receipt No: 23819

Receipt Date: 24/12/2022

Name: **G NAVEEN**

CS No/Doct No: **22251 / 2022**

Transaction: **Deposit of Title Deeds**

Challan No:

E-Challan No: **7531ID231222**

Chargeable Value: **82500000**

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: **23-DEC-22**

Bank Name:

Bank Branch:

E-Challan Bank Name: **YESB**

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				10000
Deficit Stamp Duty				1000
User Charges				500
Total:				11500

In Words: **RUPEES ELEVEN THOUSAND FIVE HUNDRED ONLY**

Prepared By: **SYEDFAIZ**



Signature by SR

Joint Sub Registrar-II
R.O. Ranga Reddy Dist.

OPP
184557