

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 1602 Date:18-04-2019

Sold to: RAMESH

S/o. Late NARASING RAO

For Whom: JMK GEC REALTORS PRIVATE LIMITED

T 988198

T. LALITHA

LICENSED STAMP VENDOR

LIC.No.16-09-074/2012,

R.No.16-09-024/2018,

Plot No.32, H.No.3-48-266,

Kakaguda, Karkhana,

Canmtt. Sec'bad. Ph:7842562342

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.

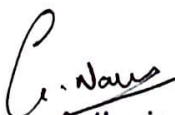
- (1) M/s. JMKGEC Realtors Private Limited a company incorporated under the Companies Act, 1956 and having its registered office at 5-2-223 "Gokul" Distillery Road, Secundrabad-500 003, represented by its authorized representative, Mr. G. Naveen, Son of Mr. G. Narsimha, aged about 32 years hereinafter 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, Secunderabad-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.

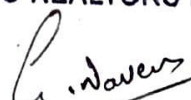
IN FAVOUR OF

M/s. AXIS BANK LTD RAC HYDERABAD, TELANGANA

For SDNMKJ REALTY PVT LTD

For JMKGEC REALTORS PVT LTD


Authorised Signatory


Authorised Signatory

WITNESSETH AS FOLLOWS:

The title deed relating to the Property vide document no. 5706 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

(JMKGEC Realtors Pvt. Ltd)

All that the Commercial Space having a built up area 13,240 sft on 4th Floor in Tower-B with undivided share of land admeasuring 479 Sq.yds with 18 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 : 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 13,240 sft on 4th Floor in Tower-B with undivided share of land admeasuring 479 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 os.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. 5706 of 2016, dated 03-05-2016, registered at SRO, Ranga Reddy (R.O), Ranga Reddy District.

WITNESSES:

1. 
2. 

For SDNMKJ REALTY PVT LTD


Authorised Signatory

For JMKGEC REALTORS PVT LTD


DEPOSITOR
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						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DN/BC/ Pay Order	
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 ,416NZM231222 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: 8519575965519, PAYMENT MODE: NB-1001138, ATRN: 8519575965519, REMITTER NAME: MR. K. PRABHAKAR REDDY, EXECUTANT NAME: JMKGEC REALTORS PRIVATE LIMITED, CLAIMANT NAME: AXIS BANK RAS HYDERABAD.

Date:

24th day of December, 2022

Signature of Registering Officer
Ranga Reddy (R.O)

Certificate of Registration

Registered as document no. 21429 of 2022 of Book-1 and assigned the identification number 1 - 1510 - 21429 - 2022 for Scanning on 24-DEC-22 .

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

Bk - 1, CS No 22253/2022 & Doct No 21429/2022. Sheet 2 of 10

Joint SubRegistrar
Ranga Reddy (R.O)



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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"> <thead> <tr> <th>S.No.</th> <th colspan="3">Name of Unit(s)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td colspan="3">Corporate Office</td> </tr> </tbody> </table>				S.No.	Name of Unit(s)			1	Corporate Office														
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OFFICIAL ADDRESS OF ENTERPRISE	<table border="1"> <thead> <tr> <th>Flat/Door/Block No.</th> <th>5-2-223</th> <th>Name of Premises/ Building</th> <th>GOKUL TOWER</th> </tr> </thead> <tbody> <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> </tbody> </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
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* 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

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21429/2022. Sheet 3 of 10 Joint SubRegistrar2
Ranga Reddy (R.O)



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भारत सरकार
Government of India
सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय
Ministry of Micro, Small and Medium Enterprises



UDYAM REGISTRATION CERTIFICATE



UDYAM REGISTRATION NUMBER	UDYAM-TS-02-0036082																							
NAME OF ENTERPRISE	M/S JMK GEC REALTORS PRIVATE LIMITED																							
TYPE OF ENTERPRISE *	MICRO																							
MAJOR ACTIVITY	SERVICES																							
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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

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 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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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

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// CERTIFIED TRUE COPY //

FOR JMK GEC REALTORS PRIVATE LIMITED

For JMKGEC REALTORS PVT LTD


DIRECTOR

Soham Satish Modi

Director

00522546

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21429/2022. Sheet 6 of 10 Joint SubRegistrar2
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 REAL TORS 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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Ranga Reddy (R.O)



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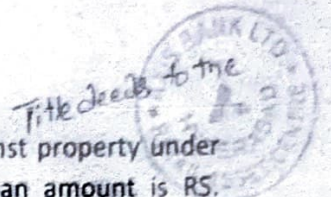


DATE: 23-12-2022

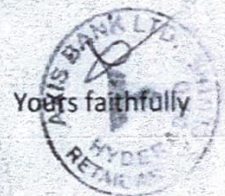
TO WHOMSOEVER IT MAY CONCERN

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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Ranga Reddy (R.O)



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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

ఐడిఎన్/Enrolment No.: 1012/60000/51566

Download Date: 15/07/2017
Generation Date: 06/03/2017

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 ఆన్‌లైన్ అథెంటికేషన్ ద్వారా చొందరపాటు.
- 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 అందజేయడంలో సహాయ పడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

C. Naveen



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Unique Identification Authority of India

చిరునామా:

S/O గోసిక నర్సింహ, 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

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www.uidai.gov.in

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Ranga Reddy (R.O)



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GOVERNMENT OF INDIA



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male



3287 6953 9204

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

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-84/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

ఆధార్ - సామాన్యుని హక్కు

[Handwritten signature]

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

చిరునామా:
S/O మెండు రామ రెడ్డి, 2-50,
అనాజ్ పూర్, అనాజ్ పూర్, రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్, 501512

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

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947,
Bengaluru-560 001

[Handwritten signature]

Bk - 1, CS No 22253/2022 & Doct No
21429/2022. Sheet 10 of 10 Joint SubRegistrar2
Ranga Reddy (R.O)



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





Government of Telangana

Registration And Stamps Department

21429122

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

SRO Name: 1510 Ranga Reddy (R.O)

Receipt No: 23820

Receipt Date: 24/12/2022

Name: G NAVEEN

CS No/Doct No: 22253 / 2022

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: 416NZM231222

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.



OTP
21429
568147