

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BF 633191

Date: 10/09/2014, 11:44 AM

Serial No: 3,407

Denomination: 100

Purchased By:
K PRABHAKAR REDDY
S/O K P REDDY
R/O HYD

For Whom
JMKGEC REALTORS PVT LTD & OTHERS
SEC-BAD

R. Subramanyam 10/9/14

Sub Registrar
Ex. Officio Stamp Vendor
SRO: Vallabh Nagar

DEED OF PARTITION

This Deed of Partition ("Partition Deed") is made and executed at Hyderabad on this the 18th day of September 2014 between:

- (1) **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 duly authorized signatory: M/s. Modi Properties & Investments Pvt Ltd represented by its Managing Director Shri Soham Modi S/o. Shri. Satish Modi aged 44 years, hereinafter referred to as the "**JMKGECRPL**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, administrators and permitted assigns of the **First Part**;

AND

- (2) **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 duly authorized signatory: M/s. Modi Properties & Investments Pvt Ltd represented by its General Manager Mr. G. Kanaka Rao S/o. Shri. G. Subba Rao aged 56 years, hereinafter referred to as the "**SDNMKJRPL**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, administrators and permitted assigns of the **Second Part**.

JMKGECRPL and SDNMKJRPL shall be referred to individually as "**Party**" and collectively as "**Parties**".

For Modi Properties & Investments Pvt. Ltd.

Managing Director

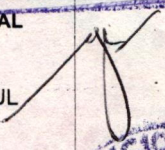
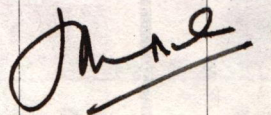
For Modi Properties & Investments Pvt. Ltd.

General Manager

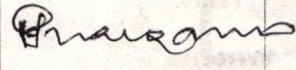
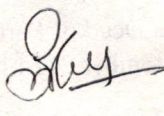
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 1 and 2 on the 18th day of SEP, 2014 18th day of SEP, 2014 by Sri Sohan Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			G.KANAKA RAO(GENERAL MANAGER) S/O. G.SUBBA RAO OFFICE 5-2-223, GOKUL DISTILLERY ROAD, SEC'BAD.	
		[1510-1-2014-11638] G. KANAKA RAO(GENERAL MAN)	G.KANAKA RAO(GENERAL [1510-1-2014-11638]		
2	CL			SOHAM MODI (MANAGING DIRECTOR) S/O. SATISH MODI OFFICE 5-2-223, GOKUL DISTILLERY ROAD, SEC'BAD	
		[1510-1-2014-11638] SOHAM MODI (MANAGING DIRE	SOHAM MODI (MANAGING D [1510-1-2014-11638]		

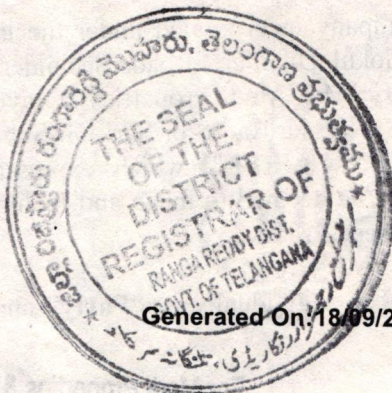
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K.PRABHAKAR REDDY H.NO.5-4-187/3AND4 SOHAM MANSION M.G.ROAD SEC-BAD	
	[1510-1-2014-11638] K. PRABHAKAR REDDY::	K.PRABHAKAR REDDY:: [1510-1-2014-11638]		
2			MALLA REDDY H.NO5-4-187/3AND4 SOHAM MANSION M.G.ROAD SEC-BAD	
	[1510-1-2014-11638] MALLA REDDY::18/09/201	MALLA REDDY::18/09/201 [1510-1-2014-11638]		

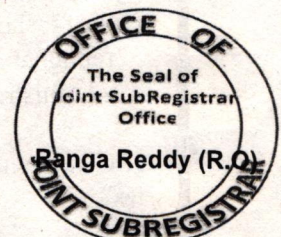
18th day of September, 2014

Signature of Joint SubRegistrar
Ranga Reddy (R.O)

మహమ్మద్ యూసుఫ్
జాయింట్ సబ్ రిజిస్ట్రార్-1
రంగారెడ్డి జిల్లా



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11638/14. Sheet 1 of 10

Joint SubRegistrar
Ranga Reddy (R.O)

WHEREAS:

- A. By way of a registered sale deed dated 28 March 2014 bearing document number 4439 of 2014, JMKGEGRPL and SDNMKJRPL jointly purchased the built-up area admeasuring 51,114 square feet comprising of the 2nd floor admeasuring 25,557 sq.ft. and 3rd floor admeasuring 25,557 sq.ft. in Tower A of the building known as "**Ramky Selenium**", along with undivided share of land admeasuring 1,852.83 sq.yds., along with 51 numbers of effective and exclusive car parking slots, situated at Plot Nos. 31 (P), and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District (hereinafter referred to as "**Property**" and more fully described in the **Annexure A** annexed hereto).
- B. As joint owners of the Property, JMKGEGRPL and SDNMKJRPL are each absolutely entitled to 1/2 (half) of the undivided share over the Property.
- C. Each of the above Parties having different intentions for the use of the Property are desirous of partitioning the Property amongst themselves so as to clearly demarcate the extent of the Property falling to the share of each Party.
- D. The Parties are now for better clarity and understanding desirous of reducing the terms of their partition into writing.

NOW THEREFORE in consideration of the mutual representations, warranties, and covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto intending to be legally bound, agree as follows:

- 1. The Parties have discussed among themselves the manner of partition of the Property and have mutually agreed as follows:
 - a. JMKGEGRPL shall be entitled to an extent of 12,778.50 Sq.ft and SDNMKJRPL shall be entitled to an extent of 12,778.50 Sq.ft on the Second Floor in Tower A of the building known as "**Ramky Selenium**" situated at Plot Nos.31 (P) and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District (as more specifically detailed in **Annexure B** hereto and marked as red in the plan) of the Property.
 - b. JMKGEGRPL shall be entitled to an extent of 12,778.50 Sq.ft and SDNMKJRPL shall be entitled to an extent of 12,778.50 Sq.ft on the Third Floor in Tower A of the building known as "**Ramky Selenium**" situated at Plot Nos.31 (P) and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District (as more specifically detailed in **Annexure C** hereto and marked as blue in the plan) of the Property.
 - c. The extent of common undivided share of land admeasuring 1,852.83 sq.yds shall be divided between the parties equally.

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

For Modi Properties & Investments Pvt. Ltd.

General Manager

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		808130	808230
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		1000	1000
User Charges	NA	0	0		200	200
Total	100	0	0		809330	809430

Rs. 808130/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. 80823500/- was paid by the party through DD No ,177852,177851 dated ,17-SEP-14,17-SEP-14 of ,HDFC BANK/SECUNDERABAD,HDFC BANK/SECUNDERABAD

Date

18th day of September, 2014

Signature of Registering Officer
Ranga Reddy (R.O)

1936 SE of Book 1 on 16th

మహమ్మద్ యూసుఫ్
జాయింట్ సబ్ రిజిస్ట్రార్-1
రంగారెడ్డి జిల్లా

Bk - 1, CS No 11638/2014 & Doct No
11623/14. Sheet 2 of 10

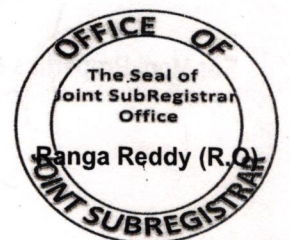
Joint SubRegistrar
Ranga Reddy (R.O)

Registered as Document No. 11823 on
20/10/1936 SE of Book 1. and assigned the
Identification Number as 1510 - 1- 11823/14
For Scanning.

Date

8 OCT 2014

Registering Officer



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- d. JMKGECRPL shall be entitled to 13 car parkings on the upper basement floor and 13 car parkings on the lower basement floor and SDNMKJRPL shall be entitled to 13 car parkings on the upper basement Floor and 12 car parkings on the lower basement floor in Tower A of the building known as "**Ramky Selenium**" situated at Plot Nos.31 (P) and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District (as more specifically detailed in **Annexure D** and marked as red in the plan & E and marked as blue in the plan hereto) of the Property.
2. Neither Party shall have any right or interest over the other Party's share in the Property.
 3. Save and except the rights of the Parties as detailed in Clause 1 above, all joint and collective rights of the Parties over the Property shall stand terminated.
 4. Each Party shall be at liberty to deal with their respective portion of the Property in any manner they deem fit without any interference or involvement of any other Party.
 5. Each Party admits and acknowledges the absolute and unhindered right of the other Party over their respective portion of the Property as demarcated in **Annexure B** and **Annexure C** and undertake not to do any such acts, things deed etc., that may cause any hardship, loss or damage to the other Party or to the other Party's portion of the Property.
 6. Each Party admits and acknowledges that from the date of execution of this Partition Deed, any dispute that may arise over any portion of the Property shall be the sole and absolute responsibility of the concerned Party to whose share the said portion of the Property falls, and all cost incurred towards the same shall also solely be borne by the concerned Party.
 7. The Parties agree and acknowledge that each Party shall be individually entitled to deal with their respective portion of the Property including sale, lease, gift, release, relinquishment, conveyance, transfer, etc., of their portion of the Property to any third party without the consent or approval of the other Party.
 8. The Parties undertake that this Partition Deed has been entered into with their free will and consent and without any coercion and that the Parties shall not under any circumstances re-open, challenge or dispute in any manner whatsoever the existence or validity of this Partition Deed. This Partition Deed shall be binding on both the Parties and their respective successors.
 9. This Partition Deed may be executed in one or more counterparts each of which shall be deemed to be an original.
 10. This Partition Deed shall be construed and interpreted in accordance with the laws of India, and all disputes, differences under the same shall be subject to the exclusive jurisdiction of the courts at Hyderabad.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

For Modi Properties & Investments Pvt. Ltd.

General Manager

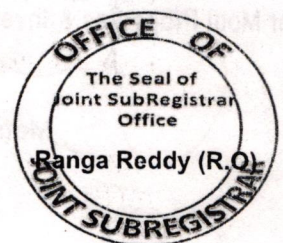
Bk - 1, CS No 11638/2014 & Doct No

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Joint SubRegistrar
Ranga Reddy (R.O)



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SCHEDULE OF THE PROPERTY
(Belonging to JMKGEC REALTORS PRIVATE LIMITED)

All that commercial space having a built up area 12,778.50 Sq. ft on the Second Floor and 12,778.50 Sq. ft on the Third Floor in Tower A of the building known as "**Ramky Selenium**" along with un-divided share of land admeasuring 926.415 Sq.yds situated at Plot Nos.31 (P) and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District which is marked in red in the plans annexed herewith and bounded as given below:

North By: Open to sky and Plot No. 27 & 28
South By : Premises belonging to SDNMKJ Realty Pvt Ltd
East By : Open to sky and plot No. 31/P and 30/P Vacant Land
West By : Open to sky and existing 24 mtrs wide road

The total Market Value of the property is Rs. 8,08,23,500/-

SCHEDULE OF THE PROPERTY
(Belonging to SDNMKJ RELATY PRIVATE LIMITED)

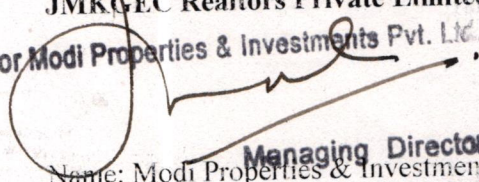
All that commercial space having a built up area 12,778.50 Sq.ft on the Second Floor and 12,778.50 Sq.ft on the Third Floor in Tower A of the building known as "**Ramky Selenium**" along with un-divided share of land admeasuring 926.415 Sq.yds situated at Plot Nos.31 (P), and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District which is marked in blue in the plans annexed herewith and bounded as given below:

North By: Premises belonging to JMKGEC Realtors Pvt Ltd
South By : Tower B of Ramky Selenium
East By : Open to sky and plot No. 31/P and 30/P Vacant Land
West By : Open to sky and existing 24 mtrs wide road

The total Market Value of the property is Rs. 8,08,23,500/-

IN WITNESS WHEREOF, the Parties have entered into this Partition Deed the day and year first above written.

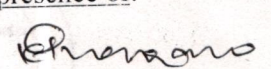
For and on behalf of
JMKGEC Realtors Private Limited
For Modi Properties & Investments Pvt. Ltd.

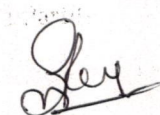

Managing Director
Name: Modi Properties & Investments Pvt Ltd
Represented by Mr. Soham Modi
Designation: Managing Director

For and on behalf of
SDNMKJ Realty Private Limited
For Modi Properties & Investments Pvt. Ltd.


General Manager
Name: Modi Properties & Investments Pvt Ltd
Represented by Mr. G. Kanaka Rao
Designation: General Manager

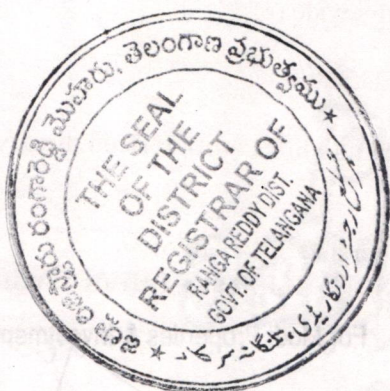
In the presence of:


Name: G. Prabhakar Reddy
Address: S-2-187/1344
M. G. Road Sec 8 of

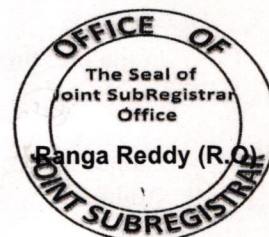

Name: G. Prabhakar Reddy
Address: S-2-187/1344
M. G. Road Sec 8 of

Bk - 1, CS No 11638/2014 & Doct No
11638/14. Sheet 4 of 10

Joint SubRegistrar
Ranga Reddy (R.O)



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ANNEXURE A

All that building with built-up area admeasuring 51,114 square feet comprising of the 2nd floor admeasuring 25,557 sq.ft. and 3rd floor admeasuring 25,557 sq.ft. in Tower A of the building known as "**Ramky Selenium**", along with undivided share of land admeasuring 1,852.83 sq.yds., along with 51 numbers of effective and exclusive car parking slots, situated at Plot Nos.31 part and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally, Ranga Reddy District, and bounded as follows:

NORTH:	Open to Sky and existing 24 mtrs wide road
SOUTH:	Open to sky and plot No. 31/P and 30/P
EAST:	Open to sky and Plot No. 27 & 28
WEST:	Tower 'B' of Ramky Selenium

For Modi Properties & Investments Pvt. Ltd.

Managing Director

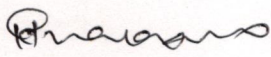
For JMKGEC Realtors Private Limited

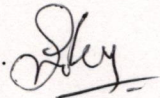
Authorised Signatory: M/s. Modi Properties
& Investments Pvt Ltd

Name: Mr. Soham Modi

Designation: Managing Director.

Witnesses:

1. 

2. 

For Modi Properties & Investments Pvt. Ltd.

General Manager

For SDNMKJ Realty Private Limited

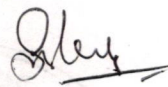
Authorised Signatory: M/s. Modi Properties
& Investments Pvt Ltd

Name: Mr. G. Kanaka Rao

Designation: General Manager.

Witnesses:

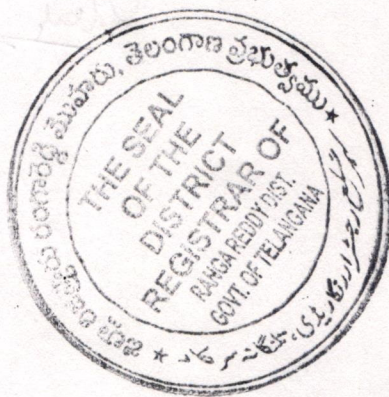
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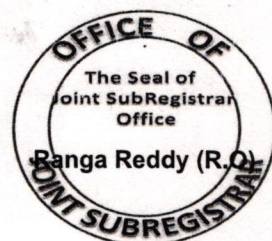
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Sheet 5 of 10

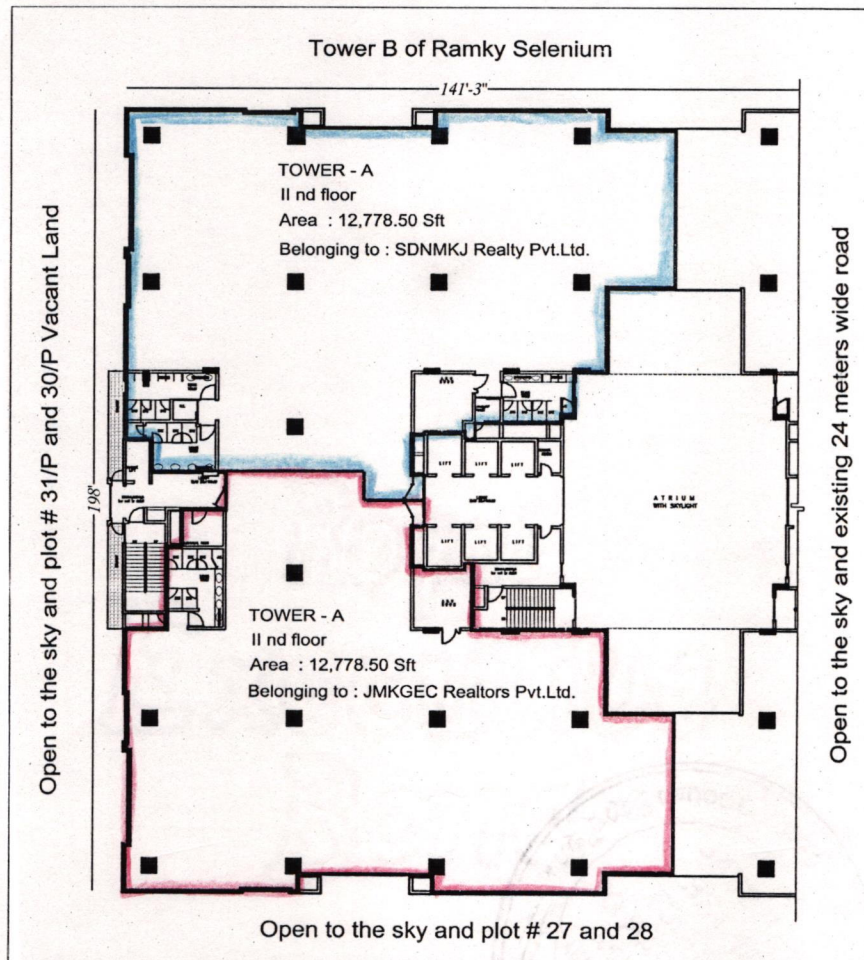
Joint SubRegistrar
Ranga Reddy (R.O.)



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Schedule B
Plan of Ramky Selenium – 2nd Floor



For Modi Properties & Investments Pvt. Ltd.

Managing Director

For JMKGEC Realtors Private Limited
Authorised Signatory: M/s. Modi Properties
& Investments Pvt Ltd

Name: Mr. Soham Modi
Designation: Managing Director.

Witnesses: 1.

2.

For Modi Properties & Investments Pvt. Ltd.

General Manager

For SDNMKJ Realty Private Limited
Authorised Signatory: M/s. Modi Properties
& Investments Pvt Ltd

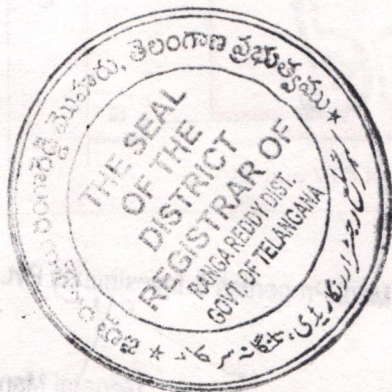
Name: Mr. G. Kanaka Rao
Designation: General Manager.

Witnesses: 1.

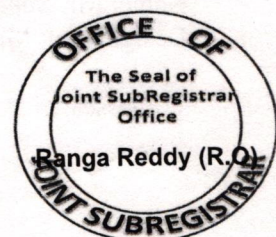
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11638/14. Sheet 6 of 10

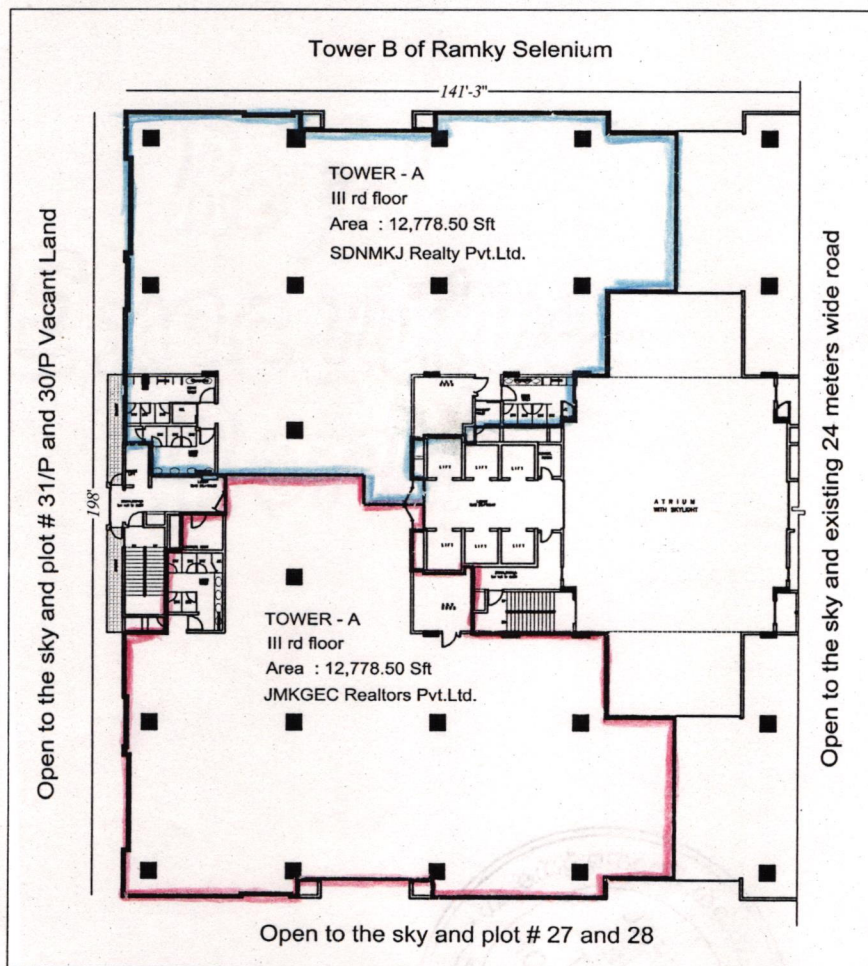
Joint SubRegistrar
Ranga Reddy (R.O)



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ANNEXURE C
Plan of Ramky Selenium – 3rd Floor



For Modi Properties & Investments Pvt. Ltd.

Managing Director

For JMKGEC Realtors Private Limited
Authorised Signatory: M/s. Modi Properties
& Investments Pvt Ltd

Name: Mr. Soham Modi
Designation: Managing Director.

Witnesses:

1.

2.

For Modi Properties & Investments Pvt. Ltd.

General Manager

For SDNMKJ Realty Private Limited
Authorised Signatory: M/s. Modi Properties
& Investments Pvt Ltd

Name: Mr. G. Kanaka Rao
Designation: General Manager.

Witnesses:

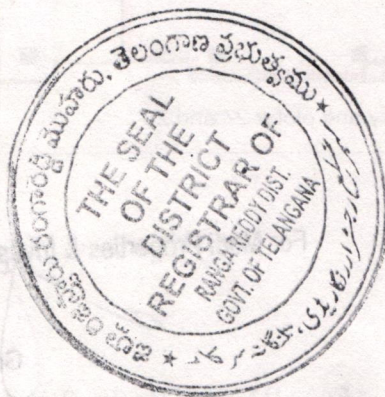
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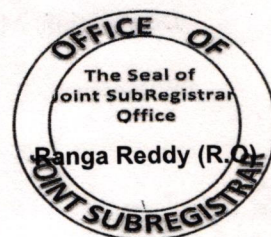
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Sheet 7 of 10

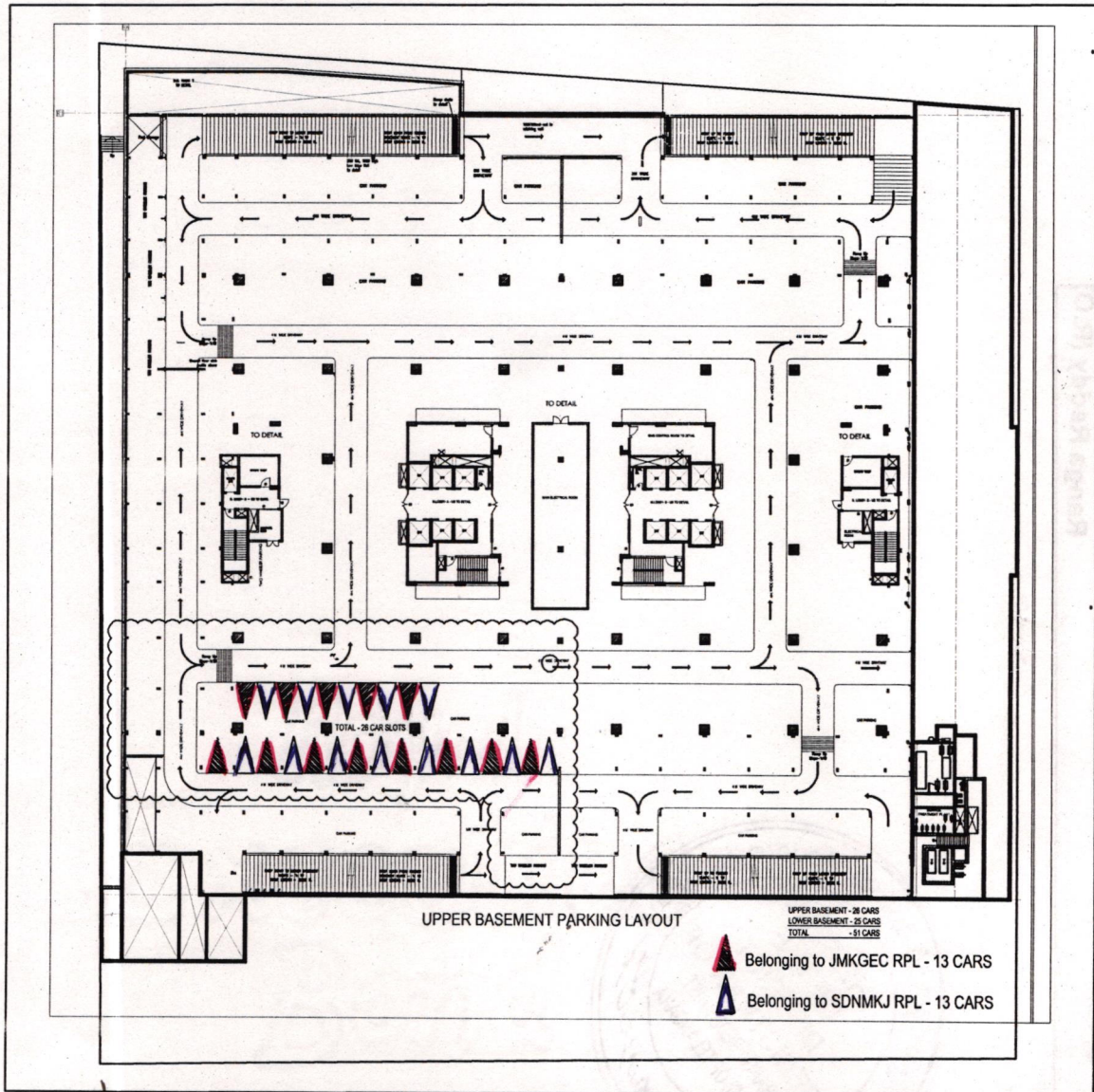
Joint SubRegistrar
Ranga Reddy (R.O)



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Schedule D
CAR PARKING PLAN – UPPER BASEMENT



For Modi Properties & Investments Pvt. Ltd.

Managing Director
For JMKGEC Realtors Private Limited
Authorised Signatory: M/s. Modi Properties
& Investments Pvt Ltd
Name: Mr. Soham Modi
Designation: Managing Director.

Witnesses:

1.

2.

For Modi Properties & Investments Pvt. Ltd.

General Manager
For SDNMKJ Realty Private Limited
Authorised Signatory: M/s. Modi Properties
& Investments Pvt Ltd
Name: Mr. G. Kanaka Rao
Designation: General Manager.

Witnesses:

1.

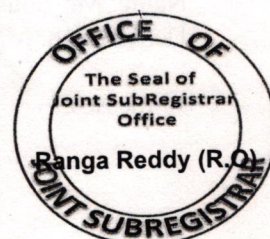
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Sheet 8 of 10

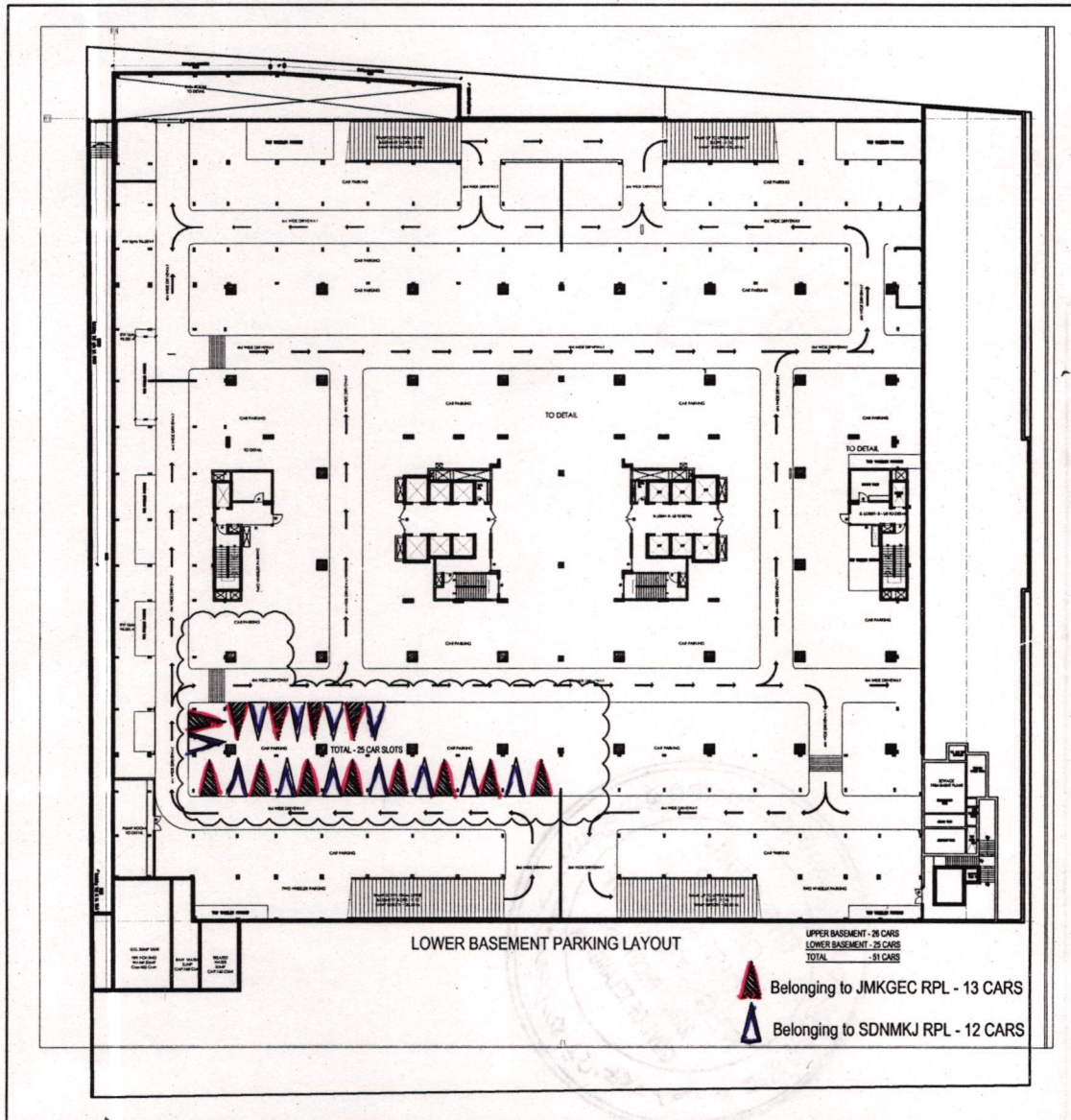
Joint SubRegistrar
Ranga Reddy (R.O)



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Schedule E
CAR PARKING PLAN – LOWER BASEMENT



For Modi Properties & Investments Pvt. Ltd.

Managing Director
For JMKGEC Realtors Private Limited
Authorised Signatory: M/s. Modi Properties
& Investments Pvt Ltd
Name: Mr. Soham Modi
Designation: Managing Director.

Witnesses:

1.

2.

For Modi Properties & Investments Pvt. Ltd.

General Manager
For SDNMKJ Realty Private Limited
Authorised Signatory: M/s. Modi Properties
& Investments Pvt Ltd
Name: Mr. G. Kanaka Rao
Designation: General Manager.

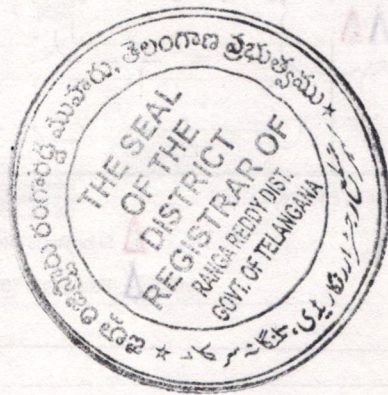
Witnesses:

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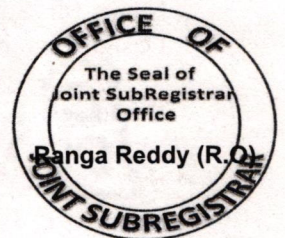
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Bk - 1, CS No 11638/2014 & Doct No
11892/17. Sheet 9 of 10

Joint SubRegistrar
Ranga Reddy (R.O)



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17/18/9

आयकर विभाग
INCOME TAX DEPARTMENT
MENDU MALLA REDDY
RAM REDDY MENDU
07/08/1965
Permanent Account Number
AMTPM9524E
Signature
भारत सरकार
GOVT. OF INDIA



Signature

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E
Signature
भारत सरकार
GOVT. OF INDIA



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
60419930D
KANAKA RAO G
G SUBBA RAO
1-1-364/17/A&364/A F NO
OLD RTC X ROADS MALLIKAR
RESIDENCE JAWAHAR NAGAR
SECUNDRABAD
HYDERABAD - 500003
Issued On: 15/12/2012
RTA-HYDERABAD-NZ



Signature

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
DRIVING LICENCE
DLFAP009261352007
SOHAM KUMAR MODI
SATISH MODI
PLOT NO 280
ROAD NO 25
JURILEE HILLS
HYDERABAD
Issued On: 04-07-2007
RTA-HYDERABAD-NZ



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Joint SubRegistrar
Ranga Reddy (R.O)



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