

11823/2014

P-3317/14



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BF 633190

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

Serial No: 3,406

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: Vallabhnagar

6

## DEED OF PARTITION

This Deed of Partition ("Partition Deed") is made and executed at Hyderabad on this the 18<sup>th</sup> 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.

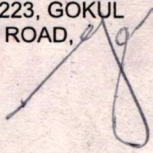
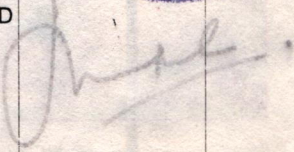
General Manager



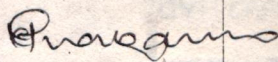
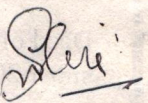
**Presentation Endorsement:**

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 4 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):**

| Sl No | Code | Thumb Impression                                                                  | Photo                                                                             | Address                                                                                              | Signature/Ink<br>Thumb Impression                                                   |
|-------|------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | CL   |  |  | G.KANAKA RAO(GENERAL MANAGER)<br>S/O. G.SUBBA RAO<br>OFFICE 5-2-223, GOKUL DISTILLERY ROAD, SEC'BAD. |  |
| 2     | CL   |  |  | SOHAM MODI (MANAGING DIRECTOR)<br>S/O. SATISH MODI<br>OFFICE 5-2-223, GOKUL DISTILLERY ROAD, SEC'BAD |  |

**Identified by Witness:**

| Sl No | Thumb Impression                                                                    | Photo                                                                               | Name & Address                                                               | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     |   |   | K.PRABHAKAR REDDY<br>H.NO.5-4-187/3AND4<br>SOHAM MANSION<br>M.G.ROAD SEC-BAD |  |
| 2     |  |  | MALLA REDDY<br>H.NO5-4-187/3AND4<br>SOHAM MANSION<br>M.G.ROAD SEC-BAD        |  |

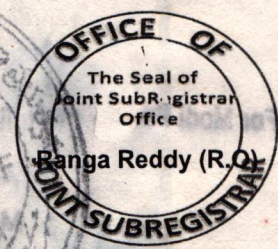
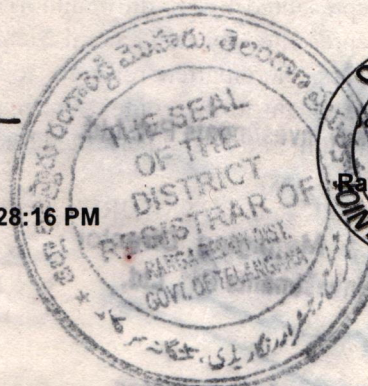
18th day of September, 2014

Signature of Joint SubRegistrar  
Ranga Reddy (R.O)

I hereby certify that on the production of original instrument, I have satisfied myself that the Stamp duty of Rs. 808.230/- has been paid there of.

Joint Sub-Registrar  
R.O. (O.B.) Ranga Reddy

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Bk - 1, CS No 11638/2014 & Doct No 11638/14  
Joint SubRegistrar1  
Ranga Reddy (R.O)  
Sheet 1 of 10



**WHEREAS:**

- A. By way of a registered sale deed dated 28 March 2014 bearing document number 4439 of 2014, JMKGE CRPL and SDNMKJRPL jointly purchased the built-up area admeasuring 51,114 square feet comprising of the 2<sup>nd</sup> floor admeasuring 25,557 sq.ft. and 3<sup>rd</sup> 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, JMKGE CRPL 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. JMKGE CRPL 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. JMKGE CRPL 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. 8082300/- 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)

Joint SubRegistrar  
Ranga Reddy (R.O)

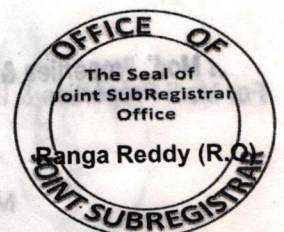
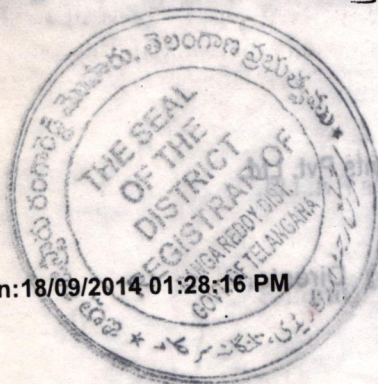
Bk - 1, CS No 11638/2014 & Doct No  
11823/14 Sheet 2 of 10

Difference between the Original and  
Alterations and Erasures as  
in this.....  
Prepared by.....(Reader)  
by.....(Examiner)

Joint Sub-Registrar

Registered as Document No. 11823  
2014 / 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. JMKGEGRPL 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

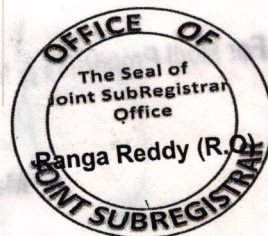


**Joint SubRegistrar  
Ranga Reddy (R.O)**

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Sheet 3 of 10**



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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.

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

In the presence of:

Name: *K. Prabhakar Rao*  
Address: *5-2-187/1 & 4*  
*m. G. Road Sec 8*

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

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

Name: *Malla Rao*  
Address: *5-2-187/1 & 4*  
*m. G. Road Sec 8*





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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 2<sup>nd</sup> floor admeasuring 25,557 sq.ft. and 3<sup>rd</sup> 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:

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

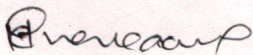
For Modi Properties & Investments Pvt. Ltd.

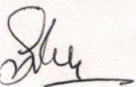
Managing Director

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

Name: Mr. Soham Modi  
Designation: Managing Director.

Witnesses:

1. 

2. 

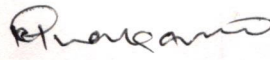
For Modi Properties & Investments Pvt. Ltd.

General Manager

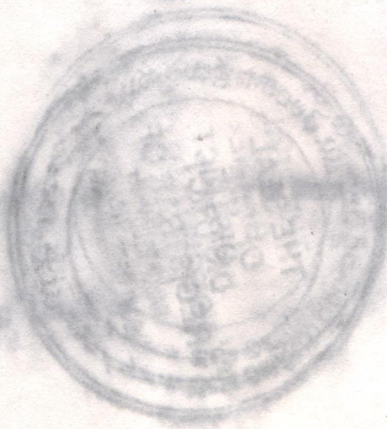
**For SDNMKJ Realty Private Limited**  
Authorised Signatory: M/s. Modi Properties  
& Investments Pvt Ltd

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

Witnesses:

1. 

2. 





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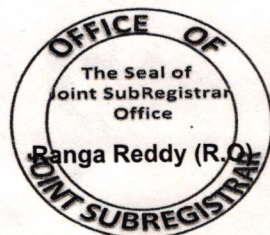
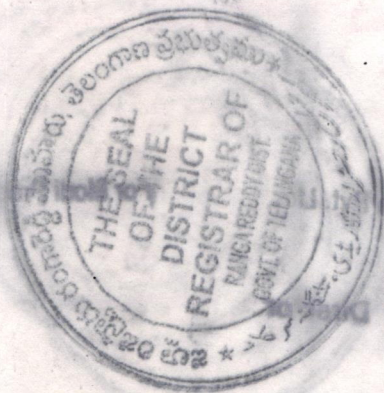
Sheet 5 of 10

Joint SubRegistrar  
Ranga Reddy (R.O.)

11638/14

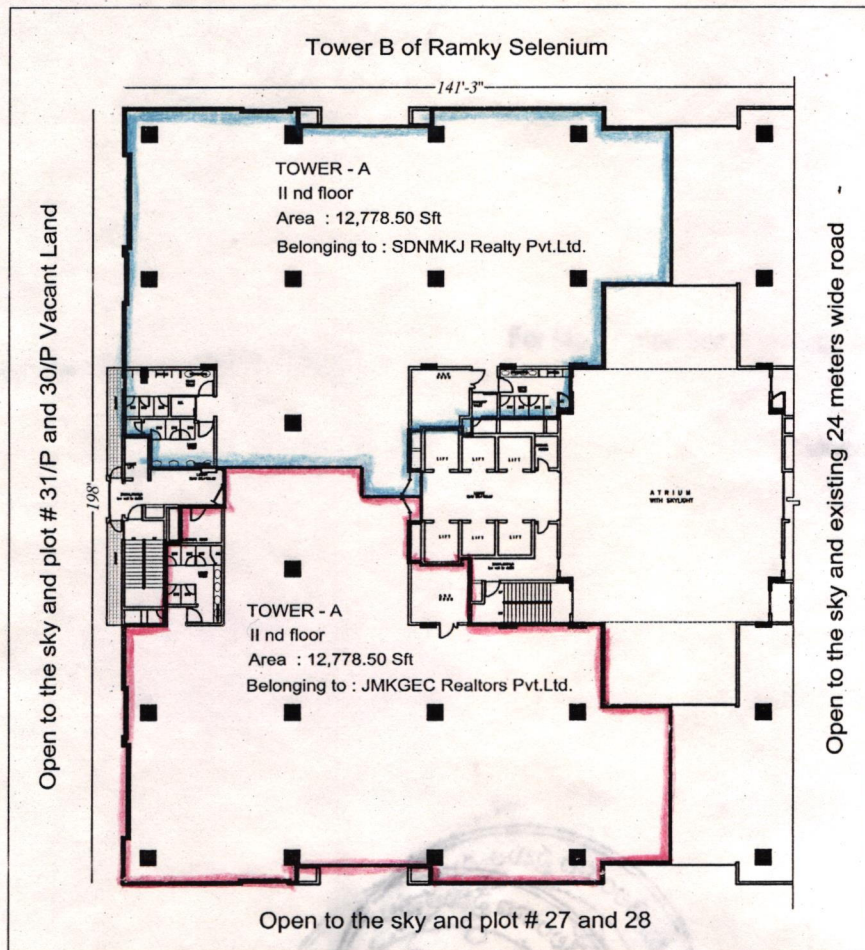


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**Schedule B**  
**Plan of Ramky Selenium – 2<sup>nd</sup> Floor**



For Modi Properties & Investments Pvt. Ltd.

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.

**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.

2.

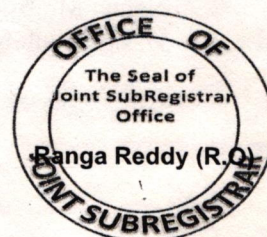


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11638/14. Sheet 6 of 10

Joint SubRegistrar  
Ranga Reddy (R.O)



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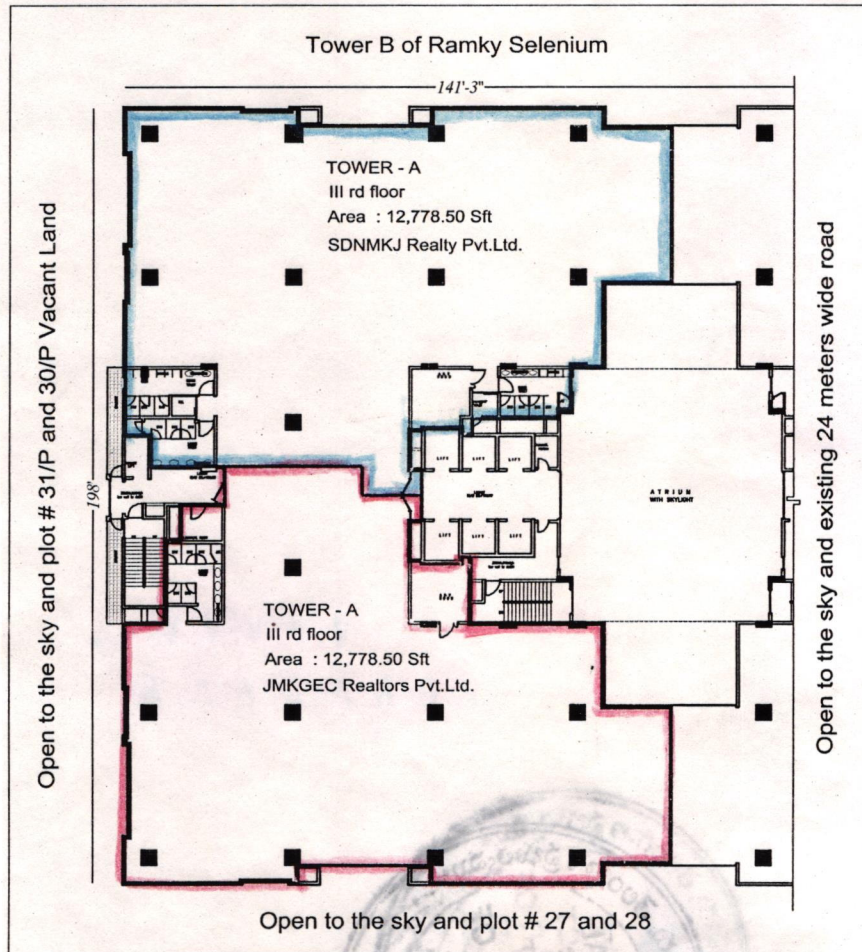




ANNEXURE C  
Plan of Ramky Selenium – 3<sup>rd</sup> Floor



NORTH



For Modi Properties & Investments Pvt. Ltd.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

General Manager

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

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

Witnesses:

1.

2.

Witnesses:

1.

2.



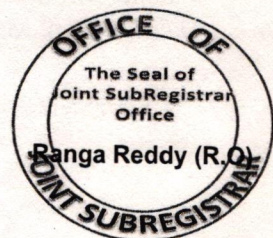
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Sheet 7 of 10

Joint SubRegistrar  
Ranga Reddy (R.O)

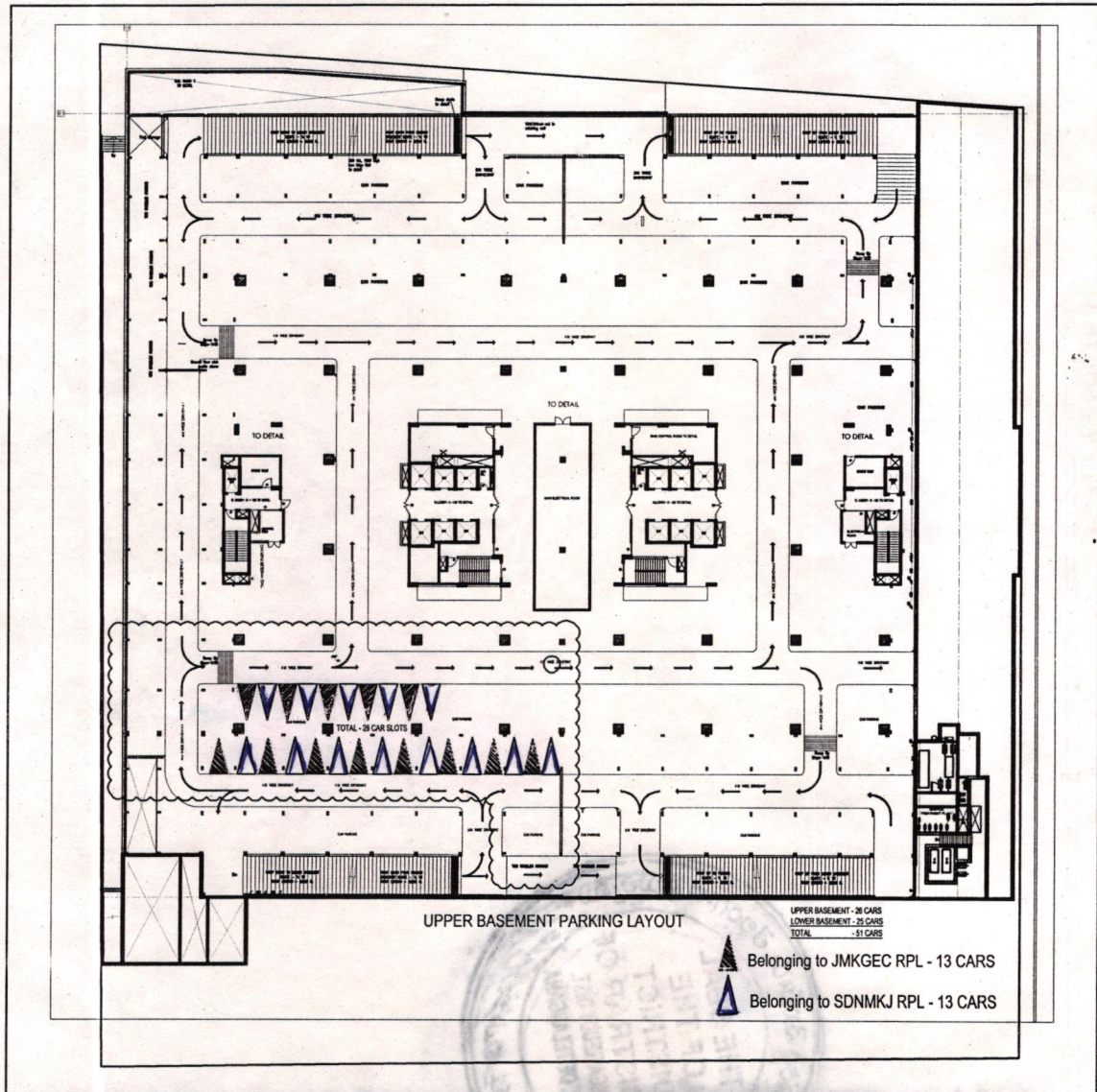


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Schedule D  
CAR PARKING PLAN – UPPER BASEMENT



For Modi Properties & Investments Pvt. Ltd.

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. *[Signature]*

2. *[Signature]*

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. *[Signature]*

2. *[Signature]*

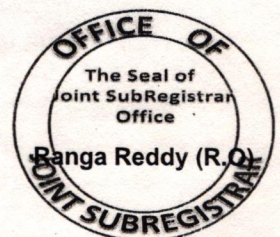


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11638/14. Sheet 8 of 10

Joint SubRegistrar  
Ranga Reddy (R.O)

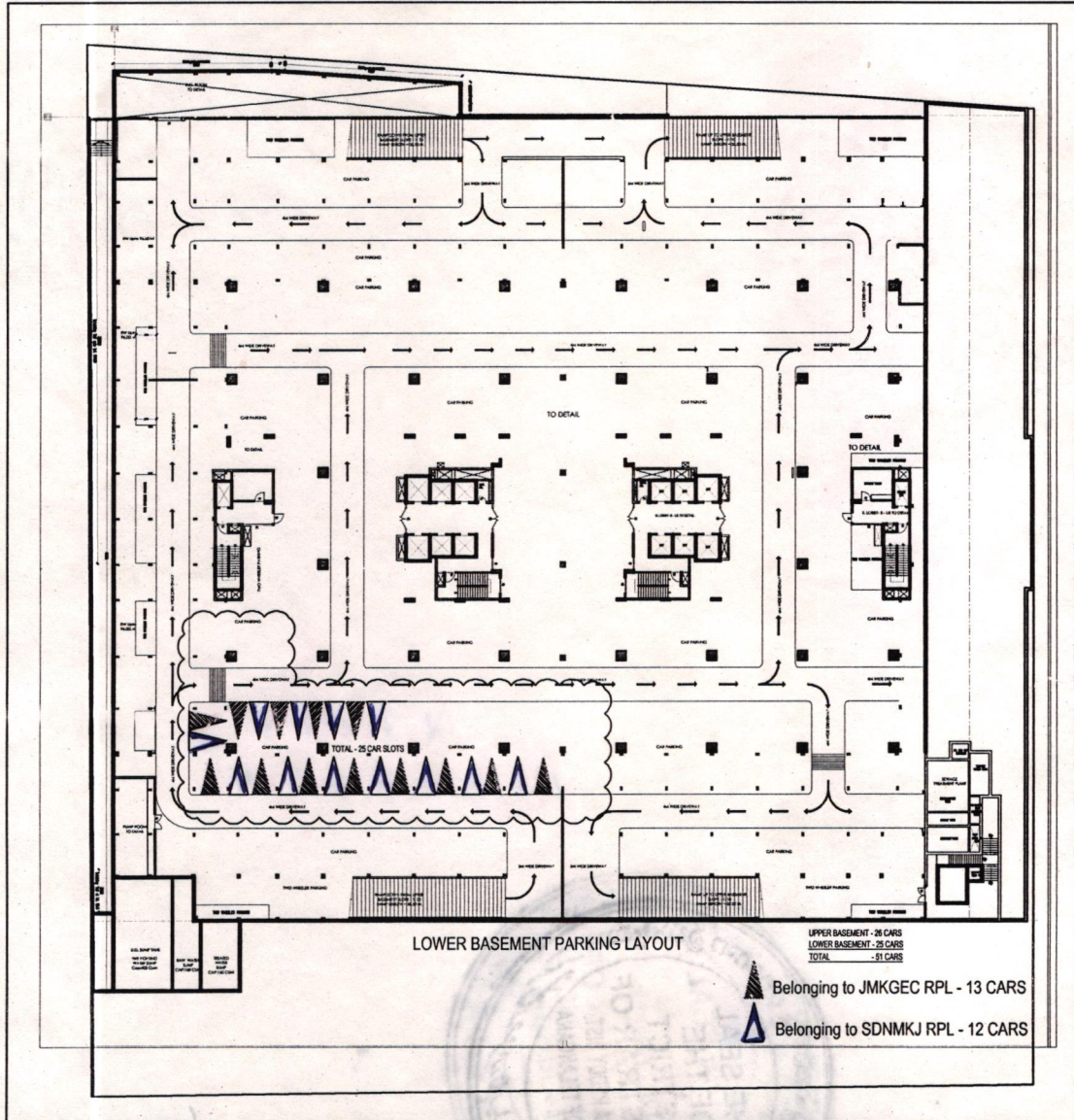


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Schedule E  
CAR PARKING PLAN - LOWER BASEMENT



For Modi Properties & Investments Pvt. Ltd.

For Modi Properties & Investments Pvt. Ltd.

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

Name: Mr. Soham Modi  
Designation: Managing Director.

Witnesses:

1. *[Signature]*

2. *[Signature]*

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

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

Witnesses:

1. *[Signature]*

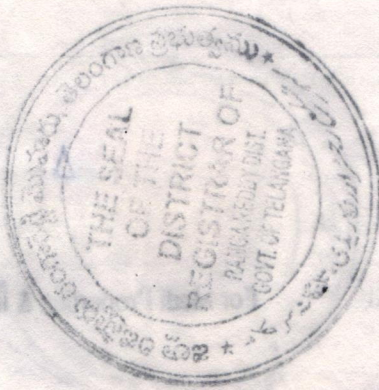
2. *[Signature]*



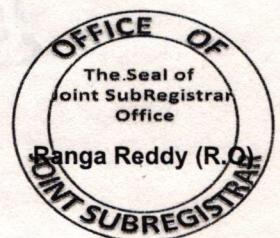
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Joint SubRegistrar  
Ranga Reddy (R.O)



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12/18/19

आयकर विभाग  
INCOME TAX DEPARTMENT  
MENDU MALLA REDDY

RAM REDDY MENDU

07/08/1965

Permanent Account Number  
AMTPM9524E

*M. Reddy*  
Signature



भारत सरकार  
GOVT. OF INDIA



2403096

*M. Reddy*

*Prabha*

आयकर विभाग  
INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

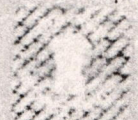
15/01/1974

Permanent Account Number  
AWSP8104E

*Prabha*  
Signature



भारत सरकार  
GOVT. OF INDIA



1062096



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

60419930D

KANAKA RAO G

G SUBBA RAO

1-1364/17/AE364/A F NO

OLD RTC X ROADS MALLIKAR

RESIDENCE JAWAHAR NAGAR

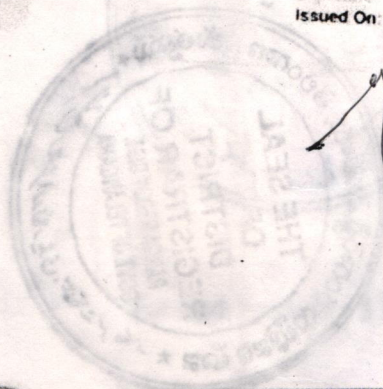
SECUNDRABAD

HYDERABAD - 500003



Signature  
Issued On: 15/12/2012

RTA-HYDERABAD-NZ



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

DRIVING LICENCE

DLFAP009261352007

SOHAM KUMAR MODI

SATISH MODI

PLOT NO 280

ROAD NO 25

JUBILEE HILLS

HYDERABAD



Signature  
04-07-2007

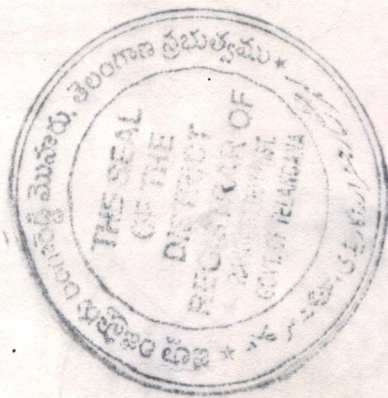
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Bk - 1, CS No 11638/2014 & Doct No  
11638/14. Sheet 10 of 10

Joint SubRegistrar  
Ranga Reddy (R.O.)



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