

Government of Telangana  
Registration And Stamps Department

SECUNDERABAD

Payment Details - Citizen Copy - Generated on 27/03/2024, 04:17 PM

SRO Name: 1606 Secunderabad

Receipt No: 765

Receipt Date: 27/03/2024

Name: RAJESH J KADAKIA

CS No/Doct No: 675 / 2024

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: 527ZTS260324

Chargeable Value: 200000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 26-MAR-24

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                                 |      |         |    | 900       |
| User Charges                                       |      |         |    | 500       |
| Total:                                             |      |         |    | 11400     |
| In Words: RUPEES ELEVEN THOUSAND FOUR HUNDRED ONLY |      |         |    |           |

Prepared By: MVAMSHI

Signature by SR

SUB-REGISTRAR  
SECUNDERABAD



655  
2024

05P  
607629

SCANNED

655/2024

ACG  
137  
Cenw  
675/2024



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 240326111929235168  
Date: 26 MAR 2024, 11:20 AM  
Purchased By:  
RAJESH J KADAKIA  
S/o LATE JAYANTILAL M KADAKIA  
R/o SEC-BAD  
For Whom  
SELF & OTHERS

80 550729  
K. SATISH KUMAR  
LICENSED STAMP VENDOR  
Lic. No. 16/05/059/2012  
Ren.No. 16-05-033/2024  
Plot No.227, Near C.C.Court, West  
Marredpally,Sec-Bad  
Ph 9849355156

### MEMORANDUM OF ENTRY

### MEMORANDUM OF DEPOSIT OF TITLE DEEDS

On the date as mentioned in Schedule I Part C,

1. Mr. Rajesh J. Kadakia, S/o. Late Jayantilal M. Kadakia, aged about 69 years, resident of H. No: 5-2-223, "Gokul", 2<sup>nd</sup> Floor, Distillery Road, Hyderbasti, Secunderabad (represented by its General Power of Attorney Holder Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years vide document no. 96/IV/2022 dated 21-08-2022 registered at SRO Secunderabad).
2. Mr. Sharad J. Kadakia S/o. Late Jayantilal M. Kadakia, aged about 64 years, resident of H. No: 5-2-223, "Gokul", 2<sup>nd</sup> Floor, Distillery Road, Hyderbasti, Secunderabad (represented by its General Power of Attorney Holder Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years vide document no. 95/IV/2022 dated 21-08-2022 registered at SRO Secunderabad).

hereinafter referred as the "Depositors", which expression shall, unless it be repugnant to the subject or context thereof, be deemed to include its successors and permitted assigns, successors, members and all persons deriving/claiming title there under, as the case may be of the FIRST PART;;

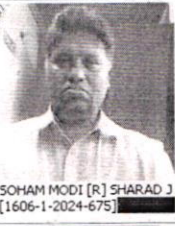
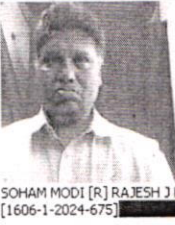
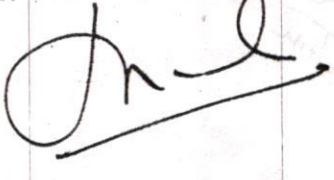
  
SOHAM MODI  
G.P.A. Holder of  
Rajesh. J. Kadakia

  
SOHAM MODI  
G.P.A. Holder of  
Sharad. J. Kadakia

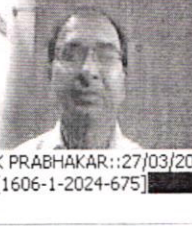
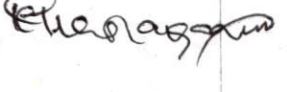
**Presentation Endorsement:**

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. 10000/- paid between the hours of 03 and 04 on the 27th day of MAR, 2024 by Sri Rajesh

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

| Sl No | Code | Thumb Impression                                                                  | Photo                                                                                                                                | Address                                                      | Signature/Ink Thumb Impression                                                      |
|-------|------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | MR   |  | <br>SOHAM MODI [R] SHARAD J<br>[1606-1-2024-675]    | SOHAM MODI[R]SHARAD J KADAKIA<br>. LATE JAYANTILAL M KADAKIA |  |
| 2     | MR   |  | <br>SOHAM MODI [R] RAJESH J K.<br>[1606-1-2024-675] | SOHAM MODI[R]RAJESH J KADAKIA<br>. LATE JAYANTILAL M KADAKIA |  |

**Identified by Witness:**

| Sl No | Thumb Impression                                                                   | Photo                                                                                                                            | Name & Address                         | Signature                                                                             |
|-------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------|
| 1     |   | <br>K PRABHAKAR::27/03/20:<br>[1606-1-2024-675] | K PRABHAKAR<br><br>R/02-3-64/10/21 HYD |    |
| 2     |  | <br>CH RAMESH::27/03/202:<br>[1606-1-2024-675] | CH RAMESH<br><br>R/0 1-3-176/D/2 HYD   |  |

27th day of March,2024

Signature of Sub Registrar  
SecunderabadBiometrically Authenticated by  
SRO MOHD YOUSUF UR RAHMAN  
on 27-MAR-2024 16:18:43**E-KYC Details as received from UIDAI:**

| Sl No | Aadhaar Details                                     | Address:                                                                      | Photo                                                                                 |
|-------|-----------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX4389<br>Name: Soham Satish Modi | S/O Satish Modi,<br>Khairatabad, Khairatabad, Hyderabad, Telangana,<br>500034 |  |

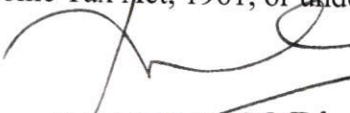
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attended the office of ADITYA BIRLA FINANCE LIMITED, a non banking finance company, incorporated and registered under the Companies Act, 1956, having Corporate Identity Number U65990GJ1991PLC064603 and having its registered office at Indian Rayon Compound, Veraval, Gujarat 362 266 and its branch office at 2nd Floor, Bhupal Tower, Raj Bhavan Road, Above Neelkanth Jewellers, Somajiguda, Hyderabad -500082 (hereinafter referred to as "LENDER" which expression shall include its successors and assigns) and handed over and deposited the Title Deeds (hereinafter defined), to Shri Abdulkader Ghadiali of Lender (The name and designation of the officer with whom the title deeds are deposited) the documents of title, evidences, deeds and writings, search reports, together with permissions, approvals, consents and writings more particularly described in the Schedule III hereunder written (hereinafter referred to as "Title Documents") in respect of the Depositor/s immovable property as more particularly described in the Schedule II herein below. (hereunder written together with the buildings and structures constructed/ to be constructed thereon and all the Depositor/s plants and machineries, attached to the earth or permanently fastened to anything attached to the earth (hereinafter referred to as "Immovable Properties")) by way of an Equitable Mortgage by deposit of Title Deeds to secure the due repayment to Lender of the Facility(ies) (defined hereinafter) granted/ to be granted to the Borrowers as more particularly mentioned in the Schedule I Part B . (herein referred as the "Borrower(s)") which expression shall include its/his/her respective heirs, executors, administrators and permitted assigns, successors, members and all persons deriving / claiming title thereunder, as the case may be), in order to secure the facilities as sanctioned by the Lender in the Facility Agreement as mentioned in the Schedule I Part C (hereinafter referred to as "Facility").

- 1) Accordingly Shri Abdulkader Ghadiali of Lender accepted the deposit of the Title Deeds.
- 2) Shri. Soham Satish Modi of the Depositor/s stated, while depositing the Title Deeds, that the Title Deeds are being deposited by the Depositor/s with Shri. Abdulkader Ghadiali of Lender with an intent to create an equitable mortgage by way deposit of Title Deeds over the Depositor/s's Immovable Properties more particularly described hereinabove and in the Schedule II in favour of Lender to secure the due repayment, discharge and redemption by the Depositor/s of the Facility granted/agreed to be granted/ continued to be granted by Lender to the Borrower(s) together with interest, additional interests, default interests, principal amounts, costs, charges, commissions and expenses and all the monies whatsoever stipulated hereunder or under any of the Facility/ Transaction documents that may become payable by the Borrower(s) ("Loan debt"). Depositor/s has further stated that the Depositor/s shall not create any further charge on the Immovable Properties and that the Immovable Properties shall be a continuing security until the balance under the Loan debt has been paid/ repaid to the satisfaction of Lender.
- 3) Shri Soham Satish Modi of the Depositor/s declared and confirmed to Shri Abdulkader Ghadiali of Lender that the Title Deeds are the only documents of title in respect of the Immovable Properties in possession, custody, power and control of the Depositor/s and that the Depositor/s is/are in possession of the Immovable Properties and has a clear title to the Immovable Properties and that no other permissions, approvals, consents are required and, the Depositor/s has/have not created any mortgage or charge or lien or other encumbrances whatsoever and that the Depositor/s's title to the Immovable Property/ies is marketable and free from encumbrances, charge, suit or proceedings, claim and demand of any nature whatsoever. That except as stated aforesaid, there is no mortgage, charge, lien or any other encumbrance or attachment on the Immovable Property or any part thereof by any Government, Governmental Authority, Local Authority or by Income Tax Department or by any person, firm, company, body corporate, society or entity whatsoever and that no notice has been issued and/or served on the Depositor/s under the Rules 2, 16 or 51 or any other Rules of the Second Schedule to the Income Tax Act, 1961, or under any other law.

  
SOHAM MODI  
G.P.A. Holder of  
Raiesh. J. Kadakia

  
SOHAM MODI  
G.P.A. Holder of  
Sharad. J. Kadakia

**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                        | 900       | 0    | 0                           | 0                | 1000  |
| 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                        | 11400     | 0    | 0                           | 0                | 11500 |

Rs. 900/- 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. 200000000/- was paid by the party through E-Challan/BC/Pay Order No ,527ZTS260324 dated ,26-MAR-24 of ,YESB/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 11450/-, DATE: 26-MAR-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 5682471908115, PAYMENT MODE: NB-1001138, ATRN: 5682471908115, REMITTER NAME: MR. K. PRABHAKAR REDDY, EXECUTANT NAME: RAJESH J KADAKIA AND OTHERS, CLAIMANT NAME: ADITYA BIRLA FINANCE LIMITED).

Date:

27th day of March, 2024

Signature of Registering Officer  
Secunderabad

**Certificate of Registration**

Registered as document no. 655 of 2024 of Book-1 and assigned the identification number 1 - 1606 - 655 - 2024 for Scanning on 27-MAR-24 .

Registering Officer  
Secunderabad

(Mohd) Yousuf Rahman

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655/2024. Sheet 2 of 9

Sub Registrar  
Secunderabad

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- 4) Shri Soham Satish Modi of the Depositor/s stated that the Depositor/s has not entered into any agreement for sale, transfer or alienation in relation to the Immovable Properties or any part or parts thereof and that no mortgage, charge or lien or other encumbrance whatsoever will be created by the Depositor/s or attachment allowed to be levied on the Immovable Properties except with the express prior permission in writing of Lender.
- 5) Shri. Soham Satish Modi of the Depositor/s further declared and confirmed that he is duly authorised to deposit the Title Deeds for and on behalf of and by the Depositor/s in respect of the Immovable Properties as aforesaid pursuant to the resolutions passed by the directors on the board of the Depositor at their meeting held as mentioned in the **Schedule I Part C** power of attorney /or authority letter issued by the other partners /or pursuant to the provisions of the trust deed / bye laws of the society and the Depositor/s furnished the certified true copy of the said resolution/power of attorney/letter of authority to Shri. Abdulkader Ghadiali of Lender and further stated that the said the resolution/power of attorney/letter of authority is in full force and effect, valid and binding on the Depositor/s(as applicable).
- 6) Shri Soham Satish Modi of the Depositor/s stated that deposit of the Title Deeds was made with the intent to create the equitable mortgage by way of deposit of title deeds over Immovable Properties as mentioned hereinabove in favour of Lender to secure the liability that may arise out of the Loan debt. Depositor/s has/have further stated that as long as any amount is outstanding under the Loan debt, the Depositor/s shall not create any further charge on the Immovable Properties without prior written permission of Lender.
- 7) Shri Soham Satish Modi of the Depositor/s further declared that he/her is not aware of any act, deed, matter or circumstance, which prevents the Depositor/s from charging or creating mortgage by way of deposit of title deeds over the Immovable Properties in favour of Lender.
- 8) Shri Soham Satish Modi of the Depositor/s, at the time of the deposit of Title Deeds, further declared and represented to Lender, inter alia, that the Immovable Properties would remain as security till the Mortgage Debt is repaid to Lender in full by the Borrower(s) to the complete satisfaction of the Lender. The Depositor/s also declared that the Depositor/s is/are aware that Lender shall be entitled to recover the debt of ABFL as per the terms of facility agreement / initiating relevant provisions of law or any part thereof at its sole discretion in the event the Borrower(s) fails to pay/repay the Loan debt.

Represented By General power of Attorney Holder

  
SOHAM MODI  
G.P.A. Holder of  
Rajesh. J. Kadakia  
Signature  
Soham Satish Modi

  
SOHAM MODI  
G.P.A. Holder of  
Sharad. J. Kadakia

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655/2024.

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Secunderabad



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**SCHEDULE I PART A  
DETAILS OF THE DEPOSITORS**

**OR**

Mr. Sharad Jayantilal Kadakia, aged 64 years, son of Late Jayantilal Kadakia at present residing at 5-2-223, Gokul, 2<sup>nd</sup> Floor, Opp: Andhra Bank, Distillery Road, Hyderbasti, Secunderabad-500003 & 15 Gaviota, Irvine, CA 92604 In USA.

(Hereinafter referred to as the “**Depositor**” 1)

AND

Mr. Rajesh Jayantilal Kadakia, aged 69 years, son of Late Jayantilal Kadakia at present residing at 5-2-223, Gokul, 2<sup>nd</sup> Floor, Opp: Andhra Bank, Distillery Road, Hyderbasti, Secunderabad-500003 & 910 S. El Camino Real, San Clemenete CA 92673 In USA.

(Hereinafter referred to as the “**Depositor**” 2)

  
SOHAM MODI  
G.P.A. Holder of  
Rajesh. J. Kadakia

  
SOHAM MODI  
G.P.A. Holder of  
Sharad. J. Kadakia

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Secunderabad



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**SCHEDULE I PART B  
DETAILS OF THE BORROWER**

JMK GEC REALTORS PRIVATE LIMITED a Company incorporated under the Companies Act 1956, having Corporate Identity Number U70100TG2010PTC067673 and having its registered office at 5-2-223, Gokul, Distillery Road, Secunderabad-500 003, Telangana.

**SCHEDULE I PART C  
General Terms**

| Sl. No. | Particulars                                                       | Description         |
|---------|-------------------------------------------------------------------|---------------------|
| 01      | Date of Facility Agreement                                        | 28-12-2023          |
| 02      | Facility Amount                                                   | INR: 20,00,00,000/- |
| 03      | Date of Board Resolution/ Letter of Authority / Power of Attorney | 21-08-2022          |
| 04      | Place of Execution                                                | Hyderabad           |
| 05      | Date of Execution                                                 | 26-03-2024          |

  
**SOHAM MODI**  
G.P.A. Holder of  
Rajesh. J. Kadakia

  
**SOHAM MODI**  
G.P.A. Holder of  
Sharad. J. Kadakia

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Secunderabad

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**SCHEDULE II**  
**Description of the Immovable Properties**

**SCHEDULE OF PROPERTY**

All that the portion of the building known as "GREEN TOWERS" consisting of two basements admeasuring 40,250 sft., (20,250 Sft., on lower basement and 20,000 Sft., on the upper basement) with five upper floors admeasuring 78,000 Sft., (13,320 Sft., on the ground floor, 13,500 Sft., on the first floor, 16,980 Sft., on the second floor, 16,980 Sft., on the third floor and 17,220 Sft., on the fourth floor) along with land admeasuring 3310 Sq. yards bearing Municipal No. 1-10-176, situated at Begumpet, Secunderabad and bounded by :

North : Neighbour's Property.

South : Common Passage and Neighbour's Property.

East : Property belongs to Donor and Donees.

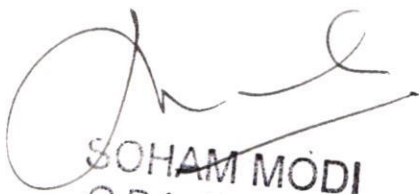
West : Begumpet Main Road.

together with easements attached thereto and together with all other buildings and structures standing and to be constructed thereon and all fittings, fixtures, plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

**SCHEDULE-III**  
**List of Title Documents**

1. ORIGINAL Gift Settlement Deed bearing Document No.1716/2009 dated 18.11.2009, Registered before the SRO, Secunderabad.
2. ORIGINAL Sale Deed bearing Document No. 287/1963 dated 27.02.1963, Registered before the SRO, Secunderabad.
3. ORIGINAL Sanctioned Plan issued by Municipal Corporation of Hyderabad
4. ORIGINAL Property Tax Receipt issued by GHMC.

together with easements attached thereto and together with all other buildings and structures standing and to be constructed thereon and all fittings, fixtures, plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

  
**SOHAM MODI**  
G.P.A. Holder of  
Rajesh. J. Kadakia

  
**SOHAM MODI**  
G.P.A. Holder of  
Sharad. J. Kadakia

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Secunderabad



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Home



भारत सरकार  
Government of India  
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-02-0036082                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                           |                                                            |                            |              |              |          |                             |                                                           |                                                            |                 |      |              |       |           |          |                        |        |            |        |                              |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------|----------------------------|--------------|--------------|----------|-----------------------------|-----------------------------------------------------------|------------------------------------------------------------|-----------------|------|--------------|-------|-----------|----------|------------------------|--------|------------|--------|------------------------------|
| 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)                                    | <table border="1"> <tr> <th>S.No.</th> <th>Name of Unit(s)</th> </tr> <tr> <td>1</td> <td>GREENS TOWER</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                               | S.No.                                                     | Name of Unit(s)                                            | 1                          | GREENS TOWER |              |          |                             |                                                           |                                                            |                 |      |              |       |           |          |                        |        |            |        |                              |
| S.No.                                              | Name of Unit(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                           |                                                            |                            |              |              |          |                             |                                                           |                                                            |                 |      |              |       |           |          |                        |        |            |        |                              |
| 1                                                  | GREENS TOWER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                           |                                                            |                            |              |              |          |                             |                                                           |                                                            |                 |      |              |       |           |          |                        |        |            |        |                              |
| 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>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                                           | 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                                   | 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)           | <table border="1"> <tr> <th>S.No.</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>                                                                                                                                                                               | S.No.                                                     | 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        |      |              |       |           |          |                        |        |            |        |                              |
| S.No.                                              | 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.

Disclaimer: This is computer generated statement, no signature required. Printed from <https://udyamregistration.gov.in> & Date of printing:- 27/10/2021

For any assistance, you may contact:

1. District Industries Centre: HYDERABAD (TELANGANA)

2. MSME-DI: HYDERABAD (TELANGANA)

Bk - 1, CS No 675/2024 & Doct No  
655/2024.

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Secunderabad

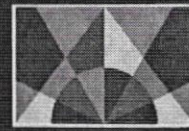


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# Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



## ADITYA BIRLA CAPITAL

Date: 24/01/2024

To  
The sub-Registrar  
Kuvadiguda  
Hyderabad

**Subject: Sanctioned of Term Loan Facilities to following companies represented by Mr Soham Satish Modi**

1. **JMK GEC Realtors Pvt Ltd- Rs 20,00,00,000- (Rs Twenty Crores Only)**
2. **SDNMKJ Realty Pvt Ltd- Rs 20,00,00,000- (Rs Twenty Crores Only)**
3. **Modi Properties Pvt Ltd- Rs 10,00,00,000- (Rs Ten Crores Only)**

Dear Sir/ Madam,

We have sanctioned term loan facilities to following 3 companies vide sanctioned letter dated 28<sup>th</sup> December 2023

1. JMK GEC Realtors Pvt Ltd- Rs 20,00,00,000- (Rs Twenty Crores Only)
2. SDNMKJ Realty Pvt Ltd- Rs 20,00,00,000- (Rs Twenty Crores Only)
3. Modi Properties Pvt Ltd- Rs 10,00,00,000- (Rs Ten Crores Only)

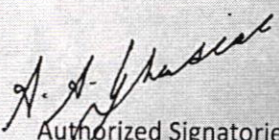
Above companies are registered under MSME as under. This is as per Udyam certificate produced before us.

| Name of company          | Registration No     |
|--------------------------|---------------------|
| JMK GEC Realtors Pvt Ltd | UDYAM-TS-02-0036082 |
| SDNMKJ Realty Pvt Ltd    | UDYAM-TS-02-0036077 |
| Modi Properties Pvt Ltd  | UDYAM-TS-02-0024387 |

This letter is issued on specific request of the borrowers without any risk & responsibility on the part of Aditya Birla Finance Ltd or any of its employees

Yours Faithfully

For Aditya Birla Finance

  
Authorized Signatories  
Aditya Birla Finance Limited



2nd Floor, Bhupal Tower, Raj Bhavan Road, Above Neelkanth Jewellers,  
Somajiguda, Hyderabad - 500082.  
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000  
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,  
Gujarat -362 266  
CIN: U65990GJ1991PLC064603



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655/2024. Sheet 8 of 9

Sub Registrar  
Secunderabad



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**भारत सरकार**  
GOVERNMENT OF INDIA

**సోహం సతీష్ మోడి**  
Soham Satish Modi  
పుట్టిన సం./YOB: 1969  
పురుషుడు Male

4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

**भारतीय विशिष्ट पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**చిరునామా:**  
S/O: సతీష్ మోడి, ప్లాట్ నో-  
280, రోడ్ నో-25, పెద్దమ్మ  
దేవాలయం దగ్గర జుబిలీ హిల్స్,  
ఖైరాతాబాద్, బంజారా హిల్స్,  
హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

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

Aadhaar - Aam Aadmi ka Adhikar

**భారత ప్రభుత్వం**  
Government of India

**కండి ప్రభాకర్ రెడ్డి**  
Kandi Prabhakar Reddy  
పుట్టిన తేదీ/DOB: 15/01/1974  
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు రుజువు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది ధృవీకరణతో మాత్రమే ఉపయోగించాలి (ఆన్లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆఫ్లైన్ XML యొక్క స్కానింగ్).

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

9204

నా ఆధార్, నా గుర్తింపు

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

**చిరునామా:**  
2-3-64/10/24 1వ ఫ్లోర్ కమలా నిలయం,  
జైస్వల్ కలనీ, అంబెర్పేట్, హైదరాబాద్,  
తెలంగాణ - 500013

**Address:**  
2-3-64/10/24 1FLOOR KAMALA NILAYAM,  
JAISWAL COLONY, Amberpet, PO.  
Amberpet, DIST: Hyderabad,  
Telangana - 500013

9204

VID : 9197 0409 3118 9935

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*Chandragiri Ramesh*

**భారత ప్రభుత్వం**  
GOVERNMENT OF INDIA

**చంద్రగిరి రమేష్**  
Chandragiri Ramesh

పుట్టిన సంవత్సరం / Year of Birth : 1979  
పురుషుడు / Male

3238

ఆధార్ - సామాన్యుని హక్కు

To: Chandragiri Ramesh  
(చంద్రగిరి రమేష్)  
S/O Chandragiri Narsing Rao  
unnikota  
Hyderabad  
Hyderabad  
Andhra Pradesh - 500080

Date: 09/04/2011

Ref. No : 00010563-00035752-00037535-

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*Chandragiri Ramesh*

Bk - 1, CS No 675/2024 & Doct No  
655/2024.

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Secunderabad



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