



Government of Telangana
Registration And Stamps Department

R.O. Ranga Reddy Dist.

21429122

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

Name: 1510 Ranga Reddy (R.O)

Receipt No: 23820

Receipt Date: 24/12/2022

Name: G NAVEEN

CS No/Doct No: 22253 / 2022

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: 416NZM231222

Chargeable Value: 82500000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 23-DEC-22

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

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

In Words: RUPEES ELEVEN THOUSAND FIVE HUNDRED ONLY

Prepared By: SYEDFAIZ



Signature by SR

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

OTP
21429
568147

PCR000808301788

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

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

Sold to: RAMESH

S/o. Late NARASING RAO

For Whom: JMK GEC REALTORS PRIVATE LIMITED

T 988198

T. LALITHA

LICENSED STAMP VENDOR

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

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

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

Kakaguda, Karkhana,

Canmtt. Sec'bad. Ph:7842562342

MEMORANDUM OF DEPOSIT OF TITLE DEED

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

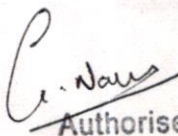
- (1) M/s. JMKGEC Realtors Private Limited a company incorporated under the Companies Act, 1956 and having its registered office at 5-2-223 "Gokul" Distillery Road, Secundrabad-500 003, represented by its authorized representative, Mr. G. Naveen, Son of Mr. G. Narsimha, aged about 32 years hereinafter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

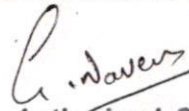
IN FAVOUR OF

M/s. AXIS BANK LTD RAC HYDERABAD, TELANGANA

For SDNMKJ REALTY PVT LTD

For JMKGEC REALTORS PVT LTD


Authorised Signatory

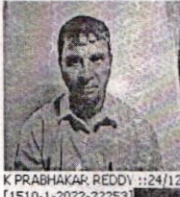
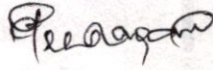
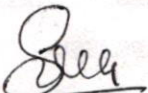

Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 2 and 2 on the 24th day of DEC, 2022 by Sri G Naveen

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address
1	MR			M/S. SDNMKJ REALTY PRIVATE LIMITED REP BY G NAVEEN S/O. G NARSIMHA 5-2-223, GOKUL, DISTILLERY ROAD, SEC-BAD, HYDERABAD, HYDERABAD, TELANGANA, 500003,
2	MR			M/S. JMKGEC REALTORS PRIVATE LIMITED REP BY G NAVEEN S/O. G NARSIMHA 5-2-223, GOKUL, DISTILLERY ROAD, SEC-BAD, HYDERABAD, HYDERABAD, TELANGANA, 500003,

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			K PRABHAKAR REDDY AMBERPET HYD	
2			M MALLA REDDY ANAJPUR RR DIST	

24th day of December, 2022

Signature of Joint SubRegistrar2
Ranga Reddy (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6020 Name: Gosika Naveen	S/O Gosika Narsimha, Malkajgiri, K.v. Rangareddy, Telangana, 500047	



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

WITNESSETH AS FOLLOWS:

The title deed relating to the Property vide document no. 5706 of 2016, dated 03-05-2016, registered at S.R.O, Ranga Reddy (R.O), Ranga Reddy District. Described in the schedule have been delivered and deposited by us on 24/11/2022 with the AXIS BANK LTD RAC Hyderabad, Telangana for securing the repayment of the sum of Rs.8,25,00,000/-(Rupees Eight Crore Twenty Five Lakhs Only) Borrowed by us with the interest there on at 9% per annum and also for the repayment of any further sum that we are to borrow from the bank from time to time with the interest thereon at the aforesaid rate or repayment to the bank of all such sums of money as are now due to shall be from time to time or any time due to the AXIS BANK LTD RAC Hyderabad, Telangana. From us shall recoverable from us.

SCHEDULE OF THE PROPERTY OF DEPOSITOR -1

(JMKGEC Realtors Pvt. Ltd)

All that the Commercial Space having a built up area 13,240 sft on 4th Floor in Tower-B with undivided share of land admeasuring 479 Sq.yds with 18 nos. of car parking slots in the lower and upper basements of the building known as "Ramky Selenium" situated at Plot Nos. 31(P) and 32 in Sy Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District and bounded as given below:

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

SCHEDULE OF THE PROPERTY OF DEPOSITOR 2

(SDNKJ Realty Pvt. Ltd)

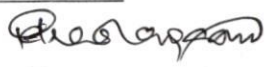
All that the Commercial Space having a built up area 13,240 sft on 4th Floor in Tower-B with undivided share of land admeasuring 479 Sq.yds with 17 nos. of car parking slots in the lower and upper basements of the building known as "Ramky Selenium" situated at Plot os.31(P) and 32 in Sy. Nos.115/22,115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District and bounded as given below:

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

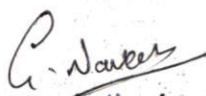
List of Documents Deposited:

1. Registered sale deed bearing document no. 5706 of 2016, dated 03-05-2016, registered at SRO, Ranga Reddy (R.O), Ranga Reddy District.

WITNESSES:

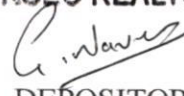
1. 
2. 

For SDNMKJ REALTY PVT LTD



Authorised Signatory

For JMKGEC REALTORS PVT LTD



**DEPOSITOR
Authorised Signatory**

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

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

Rs. 1000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 82500000/- was paid by the party through E-Challan/BC/Pay Order No ,416NZM231222 dated 23-DEC-22 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 11550/-, DATE: 23-DEC-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8519575965519, PAYMENT MODE: NB-1001138, ATRN: 8519575965519, REMITTER NAME: MR. K. PRABHAKAR REDDY, EXECUTANT NAME: JMKGEC REALTORS PRIVATE LIMITED, CLAIMANT NAME: AXIS BANK RAS HYDERABAD.

Date:

24th day of December, 2022

Signature of Registering Officer

Ranga Reddy (R.O)

Certificate of Registration

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

Registering Officer

Ranga Reddy (R.O)

(J. Srikanth Reddy)

Bk - 1, CS No 22253/2022 & Doct No 21429/2022. Sheet 2 of 10 Joint Sub Registrar2 Ranga Reddy (R.O)



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



UDYAM REGISTRATION CERTIFICATE



Our small hands to
make you LARGE





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

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

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For any assistance, you may contact:

1. District Industries Centre: HYDERABAD (TELANGANA)

2. MSME-DI: HYDERABAD (TELANGANA)

BE A
CHAMPION
with the
Ministry of

Bk - 1, CS No 22253/2022 & Doct No
21429/2022. Sheet 3 of 10 Joint SubRegistrar2
Ranga Reddy (R.O)



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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"> <thead> <tr> <th>S.No.</th> <th colspan="3">Name of Unit(s)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td colspan="3">GREENS TOWER</td> </tr> </tbody> </table>				S.No.	Name of Unit(s)			1	GREENS TOWER														
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Flat/Door/Block No.	5-2-223	Name of Premises/ Building	GOKUL TOWER																					
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Road/Street/Lane	DISTILLERY ROAD	City	SECUNDERABAD																					
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DATE OF UDYAM REGISTRATION	27/08/2021																							

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**BE A
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Bk - 1, CS No 22253/2022 & Doct No
21429/2022.

Sheet 4 of 10

Joint SubRegistrar2
Ranga Reddy (R.O)



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CIN no:U70101TG2010PTC067667

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

NAME OF THE COMPANY: SDNMKJ REALTY PRIVATE LIMITED

REGISTERED OFFICE: GOKUL DISTELLERY SECUNDERABAD 500003

IN MEETING HELD ON: 07TH NOVEMBER, 2022

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

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

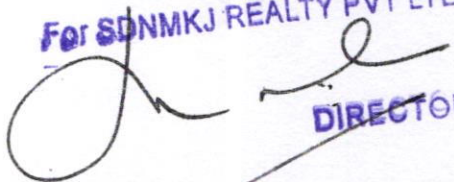
RESOLVED THAT the Board authorises Mr. G. Naveen to sign MODT before the Registrar. The said MODT to be executed with Axis Bank to obtain loans to the company.

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

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

// CERTIFIED TRUE COPY //

FOR SDNMKJ REALTY PRIVATE LIMITED

For SDNMKJ REALTY PVT LTD

DIRECTOR

Soham Satish Modi

Director

00522546



Bk - 1, CS No 22253/2022 & Doct No
21429/2022.

Joint SubRegistrar2
Ranga Reddy (R.O)



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CIN no: U70100TG2010PTC067673

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

NAME OF THE COMPANY: JMK GEC REALTORS PRIVATE LIMITED

REGISTERED OFFICE: GOKUL DISTELLERY SECUNDERABAD 500003

IN MEETING HELD ON: 07TH NOVEMBER, 2022

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

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// CERTIFIED TRUE COPY //

FOR JMK GEC REALTORS PRIVATE LIMITED

For JMKGEC REALTORS PVT LTD


DIRECTOR

Soham Satish Modi

Director

00522546



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21429/2022. Sheet 6 of 10

Joint SubRegistrar2
Ranga Reddy (R.O)



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DATE: 23-12-2022

TO WHOMSOEVER IT MAY CONCERN

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



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Ranga Reddy (R.O)



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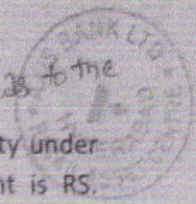


DATE: 23-12-2022

TO WHOMSOEVER IT MAY CONCERN

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

Title deeds to the



Yours faithfully



AXIS BANK

Bk - 1, CS No 22253/2022 & Doct No
21429/2022. Sheet 8 of 10 Joint SubRegistrar2
Ranga Reddy (R.O)



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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

ఐడిఎన్/Enrolment No.: 1012/60000/51566

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

To

గోసిక నవీన్

Gosika Naveen

S/O Gosika Narsimha

14-65

Old Mirjalguda

Satyanarayana Cafe

Malkajgiri

K.v. Rangareddy Malkajgiri

Telangana - 500047

9246562610



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5988 1394 6020

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

Government of India



గోసిక నవీన్

Gosika Naveen

పుట్టిన తేదీ/ DOB: 02/11/1990

పురుషుడు / MALE



5988 1394 6020

నా ఆధార్, నా గుర్తింపు



Government of India



సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- గుర్తింపుకు ధృవీకరణ ఆన్‌లైన్ అధిష్టాంశ ద్వారా పొందవచ్చు.
- ఇది ఎలక్ట్రానిక్ పద్ధతిలో వ్రాయబడిన లేఖ.

INFORMATION

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

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

C. Naveen



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

Unique Identification Authority of India

చిరునామా:

S/O గోసిక నర్సింహ, 14-65, ఓల్డ్

మిర్జాగూడా, సత్యనారాయణ కెఫె,

మల్కాజ్ గిరి, కె.వి.రంగారెడ్డి,

తెలంగాణ - 500047

Address:

S/O Gosika Narsimha, 14-65, Old

Mirjalguda, Satyanarayana Cafe,

Malkajgiri, K.v. Rangareddy,

Telangana - 500047

5988 1394 6020



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21429/2022. Sheet 9 of 10 Joint SubRegistrar2
Ranga Reddy (R.O)

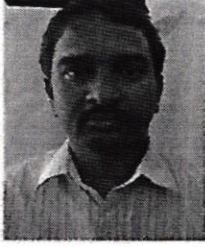


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భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204



నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

ఆధార్ - సామాన్యని హక్కు

[Signature]



भारत सरकार
GOVERNMENT OF INDIA



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

4285 0811 4952



ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరుదానా:

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

Address:

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



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Bengaluru-560 001

[Signature]

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



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Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 416NZM231222	
Bank Code : YESB	Payment : NB
Remitter Details	
Name	MR. K. PRABHAKAR REDDY
PAN Card No	AWSP8104E
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	JMKGEC REALTORS PRIVATE LIMITED
Address	SECUNDERABAD
Claimant Details	
Name	AXIS BANK RAC HYDERABAD
Address	HYDERABAD
Document Nature	
Nature of Document	Deposit of Title Deeds
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
Amount Details	
Stamp Duty	1000
Transfer Duty	0
Registration Fee	10000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	11550
Total in Words	Eleven Thousand Five Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	23-12-2022
Transaction Id	8519575965519
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 416NZM231222	
Bank Code : YESB	Payment : NB
Remitter Details	
Name	MR. K. PRABHAKAR REDDY
PAN Card No	AWSP8104E
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	JMKGEC REALTORS PRIVATE LIMITED
Address	SECUNDERABAD
Claimant Details	
Name	AXIS BANK RAC HYDERABAD
Address	HYDERABAD
Document Nature	
Nature of Document	Deposit of Title Deeds
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
Amount Details	
Stamp Duty	1000
Transfer Duty	0
Registration Fee	10000
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Mutation Charges	0
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Date(DD-MM-YYYY)	23-12-2022
Transaction Id	8519575965519
Stamp & Signature	

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

e- STAMPS
Document Registrartion eChallan Slip



Registration & Stamps Department
Government of Telangana



Remitter / SRO / District-Registrar Details

Name	MR. K. PRABHAKAR REDDY
Mobile Number	9246165561
Challan Number	416NZM231222
PassCode	X0Re5