

CSN01-5812

5708/16

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

28/4/16

Sl. No. 12348... Dt. 28/4/16 Rs. 100/-

SOLD To: L. Ramacharyulu S/o. Raghavendra Rao

For Whom: JMKGEC Realtors PVT LTD R/o-Hyd

E 150933

The Advocates' Co-op. Socy

Rep. By: G. Kiran Kumar, Licensed Stamp Vendor,

Lic. No. 15-27- 007/2015,

N. V. Reddy Dist Court Complex,

Law Office, Ranga Reddy (East) Ph. No. 24037200

MEMORANDUM OF DEPOSITING OF TITLE DEEDS

THIS MEMORANDUM OF DEPOSIT OF TITLE DEEDS is made and executed at Hyderabad on 03rd May 2016 for recording the Deposit of title Deeds by:-

1. **M/S, 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, duly represented by its Director Shri Soham Modi S/o. Shri. Satish Modi aged 46 years.
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, duly represented by its Director Shri Soham Modi S/o. Shri. Satish Modi aged 46 years. Hereinafter referred to/collectively referred to as "the Depositors" which expression shall, unless it be repugnant to the meaning or context thereof, mean and include their respective executors, administrators, legal representatives, successors etc.,

For JMKGEC REALTORS PRIVATE LIMITED

Director

For SDNMKJ REALTY PRIVATE LIMITED

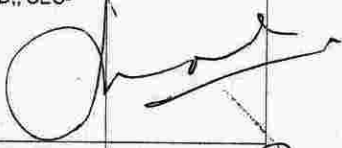
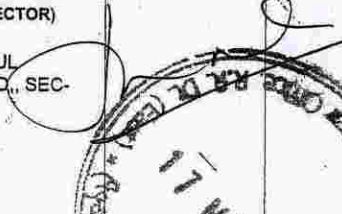
Director

Presentation Endorsement:

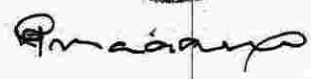
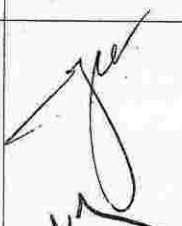
Presented in the Office of the Joint Sub-Registrar, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 4 and 5 on the 02nd day of MAY, 2016 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
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1	MR		 SOHAM MODI (DIRECTOR); [1510-1-2016-5812]	SOHAM MODI (DIRECTOR) S/O. SATISH MODI O/O.5-2-223,GOKUL DISTILLERY ROAD,, SEC- BAD	
2	MR		 SOHAM MODI (DIRECTOR); [1510-1-2016-5812]	SOHAM MODI (DIRECTOR) S/O. SATISH MODI O/O.5-2-223,GOKUL DISTILLERY ROAD,, SEC- BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.PRABHAKAR REDDY::03 [1510-1-2016-5812]	K.PRABHAKAR REDDY HNO.5-4-187/3 AND 4 SOHAM MANSION MG ROAD SEC-BAD	
2		 G.KANAKA RAO::03/05/20 [1510-1-2016-5812]	G.KANAKA RAO HNO.5-4-187/3 AND 4 SOHAM MANSION MG ROAD SEC-BAD	

03rd day of May, 2016

Signature of Joint SubRegistrar
Ranga Reddy (R.O)

Bk - 1, CS No 5812/2016 & Doct No

Joint SubRegistrar
Ranga Reddy (R.O)

Sheet 1 of 9



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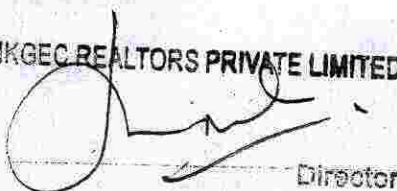
IN FAVOUR OF

M/s. KOTAK MAHINDRA BANK LIMITED, a Banking Company incorporated and registered under the provisions of the Companies Act, 1956 having its registered office at 27BKC, C-27, G-Block, BandraKurla Complex, Bandra (E), Mumbai- 400 051 and having branch office at H. No. 6-3-1109/1/P/202, 2nd floor, Raj Bhavan Road, Somajiguda, Hyderabad represented by it's Chief Manager-Legal Mr. Praveen Kumar Macherla, S/o Nageswara Rao. M, aged about 34 Years, resident of Hyderabad.

Hereinafter referred as "the Bank" (which term shall so far as the context admits be deemed to mean and include the successors and assigns) of the Other part, as under:

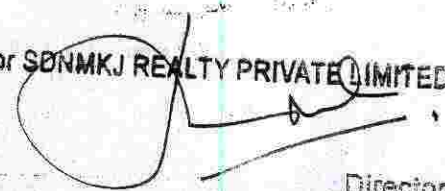
1. On the date mentioned in **item 1 of Schedule I** hereto, we being the persons named in **item 2 of Schedule 1** hereto (referred to as the, "**Depositors**"), for selves/on behalf of the Depositors named in **item 3 of Schedule I** hereto ("**Depositors**") confirm to have attended the office/branch as specified in **item 4 of Schedule I** hereto of Kotak Mahindra Bank Limited, a banking company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 27BKC, C 27, G Block, BandraKurla Complex, Bandra (E), Mumbai 400051 (hereinafter referred to as the "**KMBL**") and met the representative/officer of KMBL as named in **item 5 of Schedule I** hereto ("**KMBL's Representative**").
2. On the said date, we the Depositors deposited with the KMBL's Representative acting for itself and as agent of the institutions/bank (KMBL referred to as the "**Lender**"), the documents of title, evidences, deeds and writings more particularly described in **Schedule II & III** hereunder written (collectively, "**Title Deeds**") in respect of the immoveable properties of the Depositors more particularly described in **Schedule II & III** hereto (collectively, "**Properties**"), in order to create security, by way of deposit of title deeds, on the Properties, for securing: (i) the due repayment, discharge and redemption by the borrowers named in **item 7 of Schedule we** hereto ("**Borrowers**") to the **Lender** of their various financial assistances (the "**Facilities**"), mentioned in **item 8 of Schedule we** hereto, together with all interest, liquidated damages, front end fees / commitment charge, premia on prepayment or on redemption, remuneration payable to the trustees/agents, costs, charges, expenses and other monies including any increase as a result of devaluation / revaluation/fluctuation in the rates of exchange of foreign currencies involved, payable under respective documents/financial assistances, as amended from time to time.

For JMKGEC REALTORS PRIVATE LIMITED



Director

For SDNMKJ REALTY PRIVATE LIMITED



Director

Endorsement: Stamp Duty, Tranfer 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	49900	0	0	0	50000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	100	0	0	0	100
Total	100	0	60000	0	0	0	60100

Rs. 49900/- 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. 110000000/- was paid by the party through E-Challan/BC/Pay Order No ,634FDX020516 dated ,02-MAY-16 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 60000/-, DATE: 02-MAY-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 003474860, REMITTER NAME: PRABHAKAR REDDY, EXECUTANT NAME: JMKGEC REALTORS PVT LTD AND OTHERS, CLAIMANT NAME: KOTAK MAHINDRA BANK LTD).

Date:

03rd day of May, 2016

Signature of Registering Officer
Ranga Reddy (R.O)

1938 SE Vaisakha 1284

Bk - 1, CS No 5812/2016 & Doct No
5708-2016 Sheet 2 of 9
Joint SubRegistrar
Ranga Reddy (R.O)

Registered as Document No... 5708... on
2016 / 1938 SE of Book 1. and assigned the
Identification Number as 1510 - 1 - 5708-2016
For Scanning.

Date

03 MAY 2016

Registering Officer

G. VISHNUVARDHAN RAO
JOINT SUB-REGISTRAR-I
R.O. R.R. DISTRICT

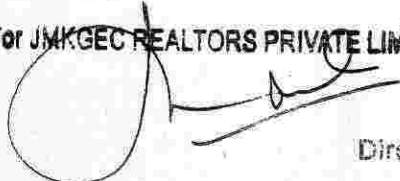


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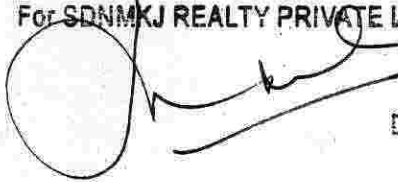
3. Whilst giving such oral consent and making the deposit of Title Deeds on behalf of the Depositors, we the Depositors stated that we did so in our capacity as an authorized representative official of the Depositors with intent to create security on the Property/ies as aforesaid.
4. The aforesaid deposit was made in the presence of the representative of KMBL as mentioned in Schedule I hereto.
5. We the Depositors, for and on behalf of the Depositors, further stated that the Title Deeds so deposited were the only documents of title relating to the Properties in the possession, power and control of the Depositors and that the Depositors had a clear and marketable title to the said Properties.

Signed, delivered by within named Depositors.

1. M/S. JMKGEC Realtors Private Limited
Represented by its Director
Mr. Soham Modi

For JMKGEC REALTORS PRIVATE LIMITED

Director

2. M/S. SDNMKJ Realty Private Limited
Represented by its Director
Mr. Soham Modi

For SDNMKJ REALTY PRIVATE LIMITED

Director

Witness:

1.

2.

Schedule I

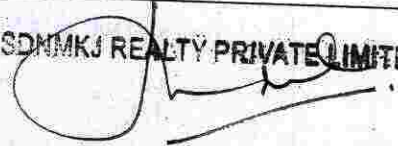
1.	Date of Deposit of title deeds.	Dt. 03/05/2016
2.	Name and address of the Depositors.	1. M/S. JMKGEC Realtors Private Limited, a company incorporated under the laws of India and having its registered office at 5-2-223, "Gokul" Distillery Road, Secunderabad – 500 003 represented by its Director Mr. Soham Modi S/o. Mr. Satish Modi aged about 46 years, R/o. Plot No.280, Road No.25, Jubilee Hills, Hyderabad 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 Director Mr. Soham Modi S/o. Mr. Satish Modi aged about 46 years, R/o. Plot No.280, Road No.25, Jubilee Hills, Hyderabad
3	Name and Address of the Mortgagor(s).	1. M/S. 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 Director Mr. Soham Modi S/o. Mr. Satish Modi aged about 46 years, R/o. Plot No.280, Road No.25, Jubilee Hills, Hyderabad 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 Director Mr. Soham Modi S/o. Mr. Satish Modi aged about 46 years, R/o. Plot No.280, Road No.25, Jubilee Hills, Hyderabad
4	Branch office address of KMBL.	M/s. Kotak Mahindra Bank Ltd. H.No.6-3-1109/1/P/202, 2 nd floor, Jewel Pawani Towers, Raj Bhavan Road, Somajiguda, Hyderabad, T S. 500082.
5	Name of KMBL's Representative.	Mr. Praveen Kumar Macherla S/o. Nageswara Rao M, aged about 34 Years, resident of Hyderabad.
6	Name and Address of other Bank/Financial Institution.	- NIL -

For JMKGEC REALTORS PRIVATE LIMITED



Director

For SDNMKJ REALTY PRIVATE LIMITED



Director

7.	Name and Address of the Borrower(s).	1. M/S. 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 Director Mr. Soham Modi S/o. Mr. Satish Modi aged about 46 years, R/o. Plot No.280, Road No.25, Jubilee Hills, Hyderabad 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 Director Mr. Soham Modi S/o. Mr. Satish Modi aged about 46 years, R/o. Plot No.280, Road No.25, Jubilee Hills, Hyderabad
8.	Details of the Credit Facility	LAP for Rs.11,00,00,000/- (Rupees Eleven Crore only)
9	Date of execution of MOE Place of Execution of MOE	Dt. 03/05/2016 Hyderabad

For JMKGEC REALTORS PRIVATE LIMITED

Director

SCHEDULE II
DESCRIPTION OF PROPERTIES
PART A

Property No.1

(Under Reg. Sale Deed Doc.No. 5707/2016, Dated 03/05/2016, regd. in District Registrar (R.O), Ranga Reddy District purchased by M/s. JMKGEC Realtors Private Limited, Represented by it's Director, Mr. Soham Modi S/o. Mr. Satish Modi

All That commercial space having a built up area 12,838 Sft on third floor in tower B with undivided share of land admeasuring 464.50 Sq.yds with 17Nos of car parking slots in the lower and upper basements of the building known as **"Ramky Selenium"** situated at plot no.31 (P) and 32 in Sy.nos.115/22, 115/24 and 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District which is bounded as follows:

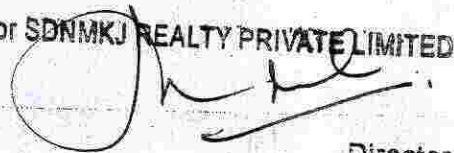
NORTH	: Open to Sky
SOUTH	: Portion of premises belonging to M/s. SDNMKJ Realty Pvt Ltd
EAST	: Tower A, Lift & Staircase
WEST	: Open to Sky

For JMKGEC REALTORS PRIVATE LIMITED



Director

For SDNMKJ REALTY PRIVATE LIMITED



Director

(Under Reg. Sale Deed Doc. No. 5707 /2016, Dated 02/05/2016, regd. in District Registrar (R.O),
Ranga Reddy District purchased by M/s. SDNMKJ Realty Private Limited, Represented by it's
Director, Mr.Soham Modi S/o.Mr.Satish Modi

All That commercial space having a built up area 12,838 Sft on third floor in tower B with undivided share of land admeasuring 464.50 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 no.31 (P) and 32 in Sy.nos.115/22, 115/24 and 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District which is bounded as follows:

NORTH	: Portion of premises belonging to M/s. JMKGEC Realtors Private Limited
SOUTH	: Open to Sky
EAST	: Tower A, Lift & Staircase
WEST	: Open to Sky

Property no.2

(Under Reg. Sale Deed Doc. No. 5706 /2016, Dated 02/05/2016, regd. in District Registrar (R.O),
Ranga Reddy District purchased by M/s. JMKGEC Realtors Private Limited, Represented by it's
Director, Mr. Soham Modi S/o. Mr.Satish Modi

All That commercial space having a built up area 13,240 Sft on fourth 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 no.31 (P) and 32 in Sy.nos.115/22, 115/24 and 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District which is bounded as follows:

NORTH	: Open to Sky
SOUTH	: Portion of premises belonging to M/s. SDNMKJ Realty Pvt. Ltd
EAST	: Tower A, Lift & Staircase
WEST	: Open to Sky

For JMKGEC REALTORS PRIVATE LIMITED


Director

For SDNMKJ REALTY PRIVATE LIMITED


Director

(Under Reg. Sale Deed Doc. No. 5706 /2016, Dated 03/05/2016, regd. in District Registrar (R.O),
Ranga Reddy District purchased by M/s. SDNMKJ Realty Private Limited, Represented by it's
Director, Mr. Soham Modi S/o. Mr. Satish Modi

All That commercial space having a built up area 13,240 Sft on fourth 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 no.31 (P) and 32 in Sy.nos.115/22, 115/24 and 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District which is bounded as follows:

NORTH	: Portion of premises belonging to M/s. JMKGEC Realtors Private Limited
SOUTH	: Open to Sky
EAST	: Tower A, Lift & Staircase
WEST	: Open to Sky

PROPERTY NO.3

(Under Reg. Sale Deed Doc. No. 5705 /2016, Dated 03/05/2016, regd. in District Registrar (R.O),
Ranga Reddy District purchased by M/s. JMKGEC Realtors Private Limited, Represented by it's
Director, Mr. Soham Modi S/o. Mr. Satish Modi

For JMKGEC REALTORS PRIVATE LIMITED
Director

All That commercial space having a built up area 12,031 Sft on fifth floor in tower B with undivided share of land admeasuring 435.50Sq.yds with 16 Nos. of car parking slots in the lower and upper basements of the building known as "**Ramky Selenium**" situated at plot no.31 (P) and 32 in Sy.nos.115/22, 115/24 and 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District which is bounded as follows:

NORTH	: Open to Sky
SOUTH	: Portion of premises belonging to M/s. SDNMKJ Realty Pvt. Ltd
EAST	: Tower A, Lift & Staircase
WEST	: Open to Sky

For JMKGEC REALTORS PRIVATE LIMITED

Director

For SDNMKJ REALTY PRIVATE LIMITED

Director

(Under Reg. Sale Deed Doc. No. 5705 /2016, Dated 03/05/2016, regd. in District Registrar (R.O), Ranga Reddy District purchased by M/s. SDNMKJ Realty Private Limited, Represented by it's Director, Mr. Soham Modi S/o. Mr. Satish Modi

All That commercial space having a built up area 12,031 Sft on fifth floor in tower B with undivided share of land admeasuring 435.50Sq.yds with 17 Nos. of car parking slots in the lower and upper basements of the building known as "**Ramky Selenium**" situated at plot no.31 (P) and 32 in Sy.nos.115/22, 115/24 and 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District which is bounded as follows:

NORTH : Portion of premises belonging to M/s. JMKGE Realtors Private Limited
 SOUTH : Open to Sky
 EAST : Tower A, Lift & Staircase
 WEST : Open to Sky

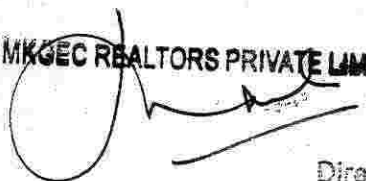
PART B

Description of Title Deeds

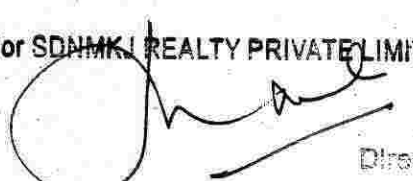
Sl. No	Details of title deeds
1	Original Reg. Sale Deed Doc. No. 5707 /2016, Dated 03/05/2016, regd. in District Registrar (R.O), R. R. District
2	Original Reg. Sale Deed Doc. No. 5706 /2016, Dated 03/05/2016, regd. in District Registrar (R.O), R. R. District
3.	Original Reg. Sale Deed Doc. No. 5705 /2016, Dated 03/05/2016, _regd. in District Registrar (R.O), R. R. District
4.	Encumbrance Certificates

Signed, delivered by within named Depositor(s)/Mortgagor (s)

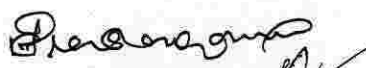
1. M/S. JMKGEC Realtors Private Limited
 Represented by its Director
 Mr. Soham Modi

For JMKGEC REALTORS PRIVATE LIMITED

 Director

2. M/S. SDNMKJ Realty Private Limited
 Represented by its Director
 Mr. Soham Modi

For SDNMKJ REALTY PRIVATE LIMITED

 Director

WITNESSES:

1. 
 2. 

5812/16



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

60419930D

KANAKA RAO G

G SUBBA RAO

1-1-364/17/AE364/A F NO

OLD RTC X ROADS MALLIKAR

RESIDENCE JAWAHAR NAGAR

SECUNDRABAD

HYDERABAD - 500005



Signature

Issued On: 15/12/2012

RTA-HYDERABAD-NZ

[Handwritten signature]

ANDHRA PRADESH
DRIVING LICENCE

DRIVING LICENCE

SOHAN KUMAR MODI

VEENAM MODI

OLD NO 100

NEW NO 100

RESIDENCE JAWAHAR NAGAR

HYDERABAD



[Handwritten signature]



54791995

PRABHAKAR REDDY K

K PADMA REDDY

2-3-64/10/24

JAIWAL GARDEN

AMBERPET

AMBERPET

HYDERABAD - 500013



Issued On: 18/12/2014

RTA-HYDERABAD-EZ

[Handwritten signature]

Offline Challan
Proforma[Dept. copy]

Offline Challan
Proforma[Citizen copy]

Challan No: 634FDX020516

Registration & Stamp
Department, Telangana
JOINT SUB-REGISTRAR-1

Fee Type: 9
CBS Screen Number : 8888

RANGA REDDY (R.O.)

I Remitter Details	
Name	PRABHAKAR REDDY
Address	5-4-187/3 AND 4 SOHAM MASION M G ROAD SECBAD
PAN Card Number	AWSP8104E
Aadhar Card Number	
Mobile Number	9246165561
II Executant Details	
Name	JMKGEC REALTORS PVT LTD AND OTHERS
Address	2-2-223, GOKUL DISTILLER ROAD SECUNDERABAD
III Claimant details	
Name	KOTAK MAHINDRA BANK LTD
Address	6-3-1109/1/P/202 2ND FLOOR RAJ BHAVAN ROAD SOMAJIGUDA HYDRABAD
IV Document Nature	
Nature of Document	DEPOSIT OF TITLE DEEDS
Property Situated in(District)	RANGA REDDY
V Amount Details	
Stamp Duty	49900.0
Transfer Duty	0.0
Registration Fee	10000.0
User Charges	100.0
TOTAL	60000.0
Total in Words	SIXTY THOUSAND RUPEES ONLY
Date(DD-MM- YYYY)	02-05-2016
Journal No.	003474860
Stamp & Signature	

Challan No: 634FDX020516

Registration & Stamp
Department, Telangana
JOINT SUB-REGISTRAR-1

Fee Type: 9
CBS Screen Number : 8888

RANGA REDDY (R.O.)

I Remitter Details	
Name	PRABHAKAR REDDY
Address	5-4-187/3 AND 4 SOHAM MASION M G ROAD SECBAD
PAN Card Number	AWSP8104E
Aadhar Card Number	
Mobile Number	9246165561
II Executant Details	
Name	JMKGEC REALTORS PVT LTD AND OTHERS
Address	2-2-223, GOKUL DISTILLER ROAD SECUNDERABAD
III Claimant details	
Name	KOTAK MAHINDRA BANK LTD
Address	6-3-1109/1/P/202 2ND FLOOR RAJ BHAVAN ROAD SOMAJIGUDA HYDRABAD
IV Document Nature	
Nature of Document	DEPOSIT OF TITLE DEEDS
Property Situated in(District)	RANGA REDDY
V Amount Details	
Stamp Duty	49900.0
Transfer Duty	0.0
Registration Fee	10000.0
User Charges	100.0
TOTAL	60000.0
Total in Words	SIXTY THOUSAND RUPEES ONLY
Date(DD-MM- YYYY)	02-05-2016
Journal No.	003474860
Stamp & Signature	

