



Telangana State Police Department

Reception Centre Acknowledgement

Police Station : Gachibowli District : Cyberabad
Acknowledgment Number : CYB/GCHBL_CYB/030620/00764
Date & Time of Submission : 03/06/2020 16:47:37
Applicant Name : sri Sitaramanjaneyulu Burri Service Name : Petition
Applicant Contact No : 9100126998 Sub Service : Crime Related Petitions
Issue Authority
RO

Contact the Below Officers for any Assistance

	Office Number	Mobile Number
SHO	:	9490617127
ACP	:	9491039175

JMKGEC REALTORS PVT., LTD.,

5-2-223," GOKUL" Distillery Road,
Secunderabad – 500 003.
Ph. Nos. 040-66 33 5551/2/3/7

June 02, 2020

To,

The Station House Officer,
Gachibowli Police Station,
IIIT Junction, Beside JNIDB,
BHEL Rd, Gachibowli,
Hyderabad, Telangana 500032

Dear Sir,

Subject: Criminal complaint against -

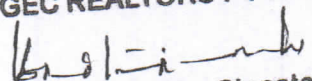
A. M/s. Karvy Data Management Services Limited, its Directors (i) Rajat Parthasarthy, (ii) Comandur Parthasarathy (iii) Divakar Atluri (iv) Vijay Kumar Tarimela (v) Satyen Sharma (vi) Sailaja Yalamanchili (vii) Mahesh Vijayagopal and

B. M/s. KFin Technologies Pvt Ltd. and their Directors, (i) Vishesh Tayal (ii) Vishwanathan Mavila Nair (iii) Kaushik Mazumdar (iv) Sandeep Achyut Naik (v) Ganesh Venkatachalam (vi) Sonu Halan Bhasin (vii) Shantanu Rastogi.

I, Sitaramanjaneyulu Burri, S/o. Late Koteswara Rao, aged about 52 years, R/o. H.NO: 6-107/1, Sri Venkateswara Colony, Injapur, Abdullapurmet Mandal, RR Dist-501510, am the Sr. Liasion Manager of JMKGEC Realtors Private Limited ("**JMKGEC**") a company incorporated under the laws of India and having its registered office at 5-2-223, "Gokul" Distillery Road, Secunderabad – 500003. I am writing to you to bring to your kind notice and attention the following:

1. JMKGEC is engaged in the business of real estate development and leasing.
2. JMKGEC and SDNMKJ Realty Private Limited ("**SDNMKJ**"), are jointly the owners of and extent of 25,676 sq. ft in the 3rd floor of Tower B of Ramky Selenium along with 34 car parking space in Lower and Upper Basements and having access to common areas in Plot Nos. 31(P) and 32 in Survey Nos. 115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally, Ranga Reddy District ("**Commercial Space**").

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For JMK GEC REALTORS PVT. LTD.


Authorised Signatory

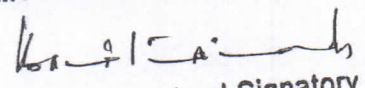
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3. In 2016, JMKGEC and SDNMKJ were approached by M/s. Karvy Data Management Services Limited ("**Karvy**") through its Directors, having its regd. office at: KARVY House, #45, Avenue 4, Street No. 1, Banjara Hills #10, Hyderabad - 500034 expressing interest in taking the Commercial Space on lease. As such a registered lease deed bearing document No. 13962 of 2016 was executed on 20.09.2016 ("**Lease Deed**") between JMKGEC and SDNMKJ as Lessors and Karvy as Lessee.
4. While Karvy has been paying the rent since the date of the Lease Deed, however Karvy has not paid the maintenance charges and rent for the month of July 2019 and stopped paying the rents to JMKGEC and SDNMKJ from October 2019 which are amounting to lakhs of rupees.
5. In spite of our repeated follow ups, Karvy through its Directors, under one pretext or the other have been avoiding to pay the rent and maintenance charges due and payable to us.
6. In February 2020, the Directors of Karvy approached us requesting to transfer the lease in favour of another company by the name M/s. KFin Technologies Pvt Ltd. ("**KFin**") and that the outstanding dues payable towards rent and maintenance charges shall be cleared by KFin. We agreed to the transfer of lease subject to payment of the outstanding dues in advance. In spite of lapse of 4 months, no payments have been made either by Karvy or KFin.
7. On our visit to the Commercial Space on 18 May 2020, we came to know that Karvy has in spite of clear instructions from us to not transfer the lease until payment of dues, has already parted with the possession of the Commercial Space to M/s. KFin Technologies Pvt Ltd. ("**KFin**") and KFin is currently in possession, occupation and enjoyment of the Commercial Space contrary to the terms of the Lease Deed. Pictures reflecting KFin's possession of the Commercial Space are attached.
8. When we objected to the same, Karvy issued us a letter dated 29 May 2020 stating that Karvy shall be continuing to use the Commercial Space, when in fact KFin is presently in illegal possession of the Commercial Space.

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For JMK GEC REALTORS PVT. LTD.


Authorised Signatory

JMKGEC REALTORS PVT., LTD.,

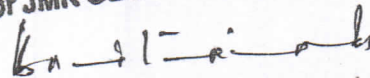
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Ph. Nos. 040-66 33 5551/2/3/7

9. Please note that KFin and Karvy are related entities and that they have conspired and with each other to cheat and defraud us. Karvy has intentionally and malafide parted with the possession of the Commercial Space to KFin and KFin has willfully, unauthorizedly and illegally trespassed into the Commercial Space.
10. As on date, rental and maintenance charges due and payable to us are aggregating to around one crore and to avoid payment of the money as well unjustly enrich themselves by encashing on the money legitimately belonging to us, Karvy and KFin have hatched a conspiracy against us misleading us and misappropriating the rental and maintenance dues as well as illegally and unauthorizedly continuing to utilizing the Commercial Space to the detriment of JMKGEC and SDNMKJ.
11. Therefore, we are constrained to file the present complaint against Karvy & its Directors and KFin & its Directors, as named hereinabove for the offences as stated above under sections 403 (*Dishonest Misappropriation of Property*), 441 (*Criminal Trespass*) and 120A (*Criminal Conspiracy*), and such other offences. We request you to kindly register the complaint, further investigate in regard and consequently, punish them and other persons involved, as per law and take the relevant steps to prevent the same in future.

ENCLOSURES:

1. Lease Deed
2. Rent Arrears statement
3. Authorisation Letter
4. Addar Card
5. Photographs
6. Maintenance statement

For JMK GEC REALTORS PVT. LTD.

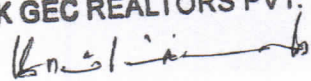

AUTHORIZED SIGNATORY
Sitaramanjaneyulu Burri

Sr. Liaison Manager

Cell: 9100126998

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For JMK GEC REALTORS PVT. LTD.

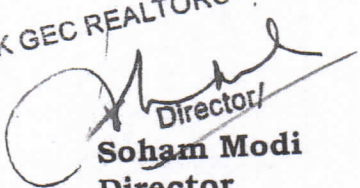

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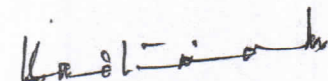
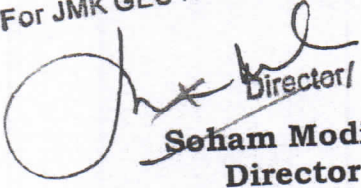
5-2-223, Gokul Distillery Road,
Secunderabad-500003.
Ph.No.040-66335551/2/3/7

TO WHOMSOEVER IT MAY CONCERN

We M/s JMKGEC Realtors Pvt., Ltd., a company registered under company act 1956 and having its Regd.office at 5-2-223, "GOKUL", Distillery Road, Secunderabad- 500003. are hereby authorizing Mr. B. Sitaramanjaneyulu S/o Late Koteswara Rao R/o H.No: 6-107/1, Sri Venkateswara Colony, Injapur, Abdullapurmet Mandal, RR Dist-501510 who is working for the company as a Senior Liaison Manager to file complaint against M/s Karvy Data Management Services and Kfin Technologies Pvt Limited for Dishonest Misappropriation of Property, Criminal Trespass and Criminal Conspiracy. We also authorizing him to appear before the court as on when required in the legal proceedings to give the statement and sign all the relevant documents on behalf of Company.

For JMK GEC REALTORS PVT. LTD.

Director/
Soham Modi
Director

Date:03-06-2020
Place: Secunderabad


Attested
For JMK GEC REALTORS PVT. LTD.

Director/
Soham Modi
Director