

C.No. 15644/18

MC

15644/18

22/11/18

भारतीय न्यायिक

एक सौ रुपये

Rs. 100

Rs. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

S.No. 17185

Date: 17-09-2018

Sold to:

Ramesh

S/o W/o D/o.

Late Narasing Rao

For Whom:

JMK GEC Realtors Pvt Ltd

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012.

R.No. 16-05-025/2018

Plot No. 227, Opp. Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

T 776601

MEMORANDUM OF DEPOSITING OF TITLE DEEDS

1. On the date mentioned in item 1 of Schedule I hereto ("Deposit Date"), I/We being the person(s) named in item 2 of Schedule I hereto (referred to as the, "Depositor(s)"), for self /on behalf of the depositor(s) named in item 3 of Schedule I hereto (collectively "Depositor") 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, Bandra Kurla 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").

For JMK GEC REALTORS (P) LTD

Authorised Signatory

For SDNMKJ REALTY PVT LTD

Authorised Signatory

Presented in the Office of the Joint SubRegistrar, 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 10:00 AM and 04:00 PM on the 20th day of SEP, 2018 by Sri Soham Satish Modi

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

Sl No	Code	Thumb Impression	Photo	Address
1	MR		 SOHAM SATISH MODI [1510-1-2018-15925]	SOHAM SATISH MODI (A.DIRECTOR) S/O. SATISH MODI O/O.5-2-223,GOKUL DISTILLERY ROAD,, SEC-BAD
2	MR		 SOHAM SATISH MODI [1510-1-2018-15925]	SOHAM SATISH MODI (AUTHORIZED DIRECTOR) S/O. SATISH MODI O/O.5-2-223,GOKUL DISTILLERY ROAD,, SEC-BAD

Signature of the Thumb Impression
31 AUG 2018

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1		 PRABHAKAR REDDY .K [1510-1-2018-15905]	PRABHAKAR REDDY .K AMBERPET HYD
2		 K.MARTAND [1510-1-2018-15905]	K.MARTAND BORABANDA HYD

Signature

Prabhakar Reddy .K

Martand

20th day of September, 2018

Signature of Joint SubRegistrar
Ranga Reddy (R.O)

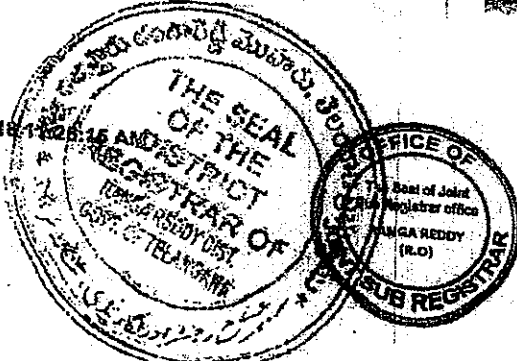
Sl No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Address: Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX2297 Name: Kore Martand	S/O Kore Mohan Rao, Hyderabad, Rangareddi, Andhra Pradesh, 500018	
3	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	

Bk. 1, C5 No. 15983/2018 & Doct No 15044/18

Joint SubRegistrar
Ranga Reddy (R.O)



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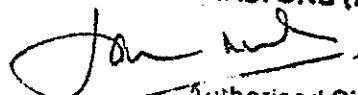


2. On the said date, I/We the Depositor(s) deposited with the KMBL's Representatives acting for itself and as agent of the institutions/banks named in the item 6 of **Schedule I** (KMBL and/or such institutions/banks is collectively referred to as the "Lenders"), the documents of title, evidences, deeds and writings more particularly described in **Schedule II** hereunder written (collectively, "Title Deeds") in respect of the immoveable properties of the Depositor more particularly described in **Schedule II** 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 borrower(s) named in item 7 of **Schedule I** hereto (collectively, "Borrower") to the Lenders of their various financial assistances (the "Facilities"), mentioned in item 8 of **Schedule I** 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.
3. Whilst giving such oral consent and making the deposit of Title Deeds on behalf of the Depositor, I/We the Depositor(s) stated that I/We did so in my/our capacity as an authorized representative/ official of the Depositor with intent to create security on the Properties as aforesaid.
4. The aforesaid deposit was made in the presence of the officers/representatives of KMBL as mentioned in **Schedule I** hereto.
5. I/We the Depositor(s), for and on behalf of the Depositor 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 Depositor and that the Depositor had a clear and marketable title to the said Properties.

Signed, delivered by within named Depositor(s)

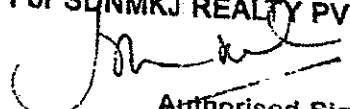
- (1) M/s. JMKGEC Realtors Private Limited,
Rep. by its duly authorized Director
Sri Soham Satish Modi.

For JMK GEC REALTORS (P) LTD.


Authorized Signatory

- (2) M/s. SDNMKJ Realty Private Limited,
Rep. by its duly authorized Director
Sri Soham Satish Modi.

For SDNMKJ REALTY PVT. LTD


Authorized Signatory

BK-1, 95 No 15086/2018 & Doct No

Joint Sub Registrar
Ranga Reddy (R.O)

Sheet 2 of 8



Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of		Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
			E-Challan	Cash			
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. 145000000/- was paid by the party through E-Challan/BC/Pay Order No ,897MJ2190918 dated ,19-SEP-18 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 60000/-, DATE: 19-SEP-18, BANK NAME: YESB, BRANCH NAME: . BANK REFERENCE NO: 8668269910206,PAYMENT MODE:NB-1000200,ATRN:8668269910206,REMITTER NAME: SOHAM MODI EXECUTANT NAME: JMKGEC REALTORS PVT LTD AND SDNMKJ REALT,CLAIMANT NAME: KOTAK MAHINDRA BANK LTD)

Date:

20th day of September,2018

1940SE Bhadra 2918

Signature of Registering Officer
Ranga Reddy (R.O)

Registered as Document No. 15644 on 20/8/1940 or Book 1 and assigned the Identification Number as 15644-2018

For Scanning.

Date

20 SEP 2018

Registering Officer
G. SANDHYA RANI
JOINT SUB-REGISTRAR-I
(R.O.) RANGA REDDY, Dist, T.S.

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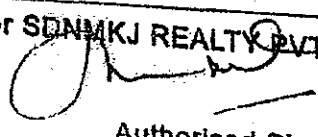


Schedule - I

1.	Date of Deposit of title deeds.	Dt. 18.09.2018
2.	Name and address of the Depositor.	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, Rep. by its duly authorized Director Soham Satish Modi S/o. Satish Modi, age about 48 years {Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389}. 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, Rep. by its duly authorized Director Soham Satish Modi S/o. Satish Modi, age about 48 years {Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389}.
3	Name and Address of the Depositor(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, Rep. by its duly authorized Director Mr. Soham Satish Modi S/o. Satish Modi, age about 48 years {Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389}. 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, Rep. by its duly authorized Director Mr. Soham Satish Modi S/o. Satish Modi, age about 48 years {Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389}.
4	Branch office address of KMBL.	M/s. Kotak Mahindra Bank Ltd. H.No.6-3-1109/1/P/202, Lap Division, 2 nd floor, Jewel Pawani Towers, Raj Bhavan Road, Somajiguda, Hyderabad. Telangana State - 500 082.
5	Name of KMBL's Representative.	Mr. MANZDOR SHAREEF , S/o. Mr. IQBAL SHAREEF, aged about 39 years, Senior Manager, Kotak Mahindra Bank, R/o Hyderabad.
6	Name and Address of other Bank/Financial Institution.	- NIL -

For JMK GEC REALTORS (P) LTD. For SDNMKJ REALTY PVT. LTD


Authorized Signatory


Authorized Signatory

BK-1- CS No: 15985/2018 & Doct No

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Joint SubRegistrar1
Ranga Reddy (R.O)



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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, Rep. by its duly authorized Director Soham Satish Modi S/o. Satish Modi, age about 48 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, Rep. by its duly authorized Director Soham Satish Modi S/o. Satish Modi, age about 48 years.
8.	Details of the Credit Facility	Lap - loan Rs.14,50,00,000/-(Rupees Fourteen Crore Fifty Lakhs Only)
9	Date of execution of MOE Place of Execution of MOE	Dt. 18.09.2018 HYDERABAD

Schedule II

Part A

DESCRIPTION OF THE PROPERTIES

(UNDER REGISTERED SALE DEED NO.4439/14 DATED. 28.03.2014 REGD. IN DISTRICT REGISTRAR RANGA REDDY DISTRICT PURCHASED BY M/s. JMKGC Realtors Pvt. Ltd & M/s. SDNMKJ Realty Pvt. Ltd, REP BY ITS DIRECTOR MR. SOHAM MODI S/O SATHIS MODI)

All that commercial space having a built up area admeasuring 25,557 sft on the 2nd floor in Tower A of the building known as "Ramky Selenium", along with undivided share of land admeasuring 926.42 sq.yds along with 26 numbers of effective and exclusive car parking slots, situated at Plot nos. 31 part and 32 in Sy. Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Srilingampally, Ranga Reddy District and bounded by:

NORTH	:	Open To Sky & Existing 24 Mts Wide Road.
SOUTH	:	Open To Sky & Plot Nos.31/P & 30/P.
EAST	:	Open To Sky & Plot Nos.27 & 28.
WEST	:	Tower 'B' Of Ramky Selenium.

For JMK GEC REALTORS (P) LTD.

Authorized Signatory

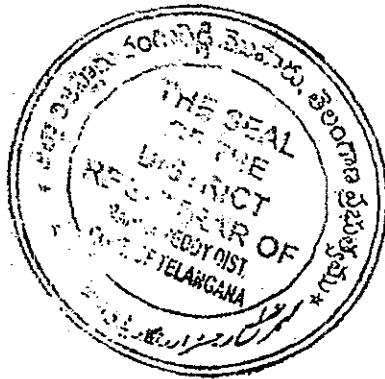
For SDNMKJ REALTY PVT. LTD

Authorised Signatory

BK-1, QS No. 15985/2018 & Doct No

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Joint SubRegistrar
Ranga Reddy (R.O)



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**UNDER REGISTERED SALE DEED NO.5707/2016 DATED.03/05/2016 REGD. IN DISTRICT
REGISTAR RANGA REDDY DISTRICT PURCHASED BY M/s. JMKGEC REALTORS PVT
LTD, REP BY ITS DIRECTOR MR. SOHAM MODI S/O SATHIS MODI**

All that commercial space having a built up area 12,838 Sq. ft on the Third Floor in Tower-B along with un-divided share of land admeasuring 464.50 sq. yds, with 17 numbers 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 Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District.

NORTH	:	Open to Sky
SOUTH	:	Portion of premises belonging to SDNMKJ Realty Pvt. Ltd.
EAST	:	Tower-A Lift and stair Case
WEST	:	Open to sky.

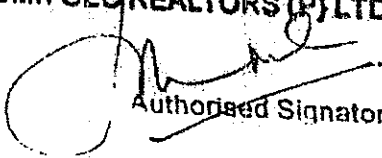
**(UNDER REGISTERED SALE DEED NO.5707/2016 DATED.03/05/2016 REGD. IN DISTRICT
REGISTAR RANGA REDDY DISTRICT PURCHASED BY M/s. SDNMKJ Realty Pvt Ltd., REP
BY ITS DIRECTOR MR. SOHAM MODI S/O SATHIS MODI)**

All that commercial space having a built up area 12,838 Sq. ft on the Third Floor in Tower-B along with un-divided share of land admeasuring 464.50 sq. yds, with 17 numbers 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 Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District.

NORTH	:	Portion of Premises belonging to M/s. JMKGEC Realtors Pvt. Ltd.
SOUTH	:	Open to Sky
EAST	:	Tower-A Lift and stair Case
WEST	:	Open to sky.

For JMK GEC REALTORS (P) LTD.

For SDNMKJ REALTY PVT. LTD


Authorised Signatory


Authorised Signatory

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Joint SubRegistrar
Ranga Reddy (R.O)



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**(UNDER REGISTERED SALE DEED NO.5706/2016 DATED.03/05/2016 REGD. IN DISTRICT
REGISTAR RANGA REDDY DISTRICT PURCHASED BY M/s. JMKGEC REALTORS PVT
LTD, REP BY ITS DIRECTOR MR. SOHAM MODI S/O SATHIS MODI)**

All that commercial space having a built up area 13,240 Sq. ft on the Fourth Floor in Tower-B along with un-divided share of land admeasuring 479 sq. yds, with 18 numbers 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 Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District.

NORTH	:	Open to Sky
SOUTH	:	Portion of Premises belonging to M/s. SDNMKJ Realty Pvt. Ltd.
EAST	:	Tower-A Lift and stair Case
WEST	:	Open to sky.

**(UNDER REGISTERED SALE DEED NO.5706/2016 DATED.03/05/2016 REGD. IN DISTRICT
REGISTAR RANGA REDDY DISTRICT PURCHASED M/s. SDNMKJ REALTY PVT LTD,
REP BY ITS DIRECTOR MR. SOHAM MODI S/O SATHIS MODI)**

All that commercial space having a built up area 13,240 Sq. ft on the Fourth Floor in Tower-B along with un-divided share of land admeasuring 479 sq. yds, with 17 numbers 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 Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District.

NORTH	:	Portion of Premises belonging to M/s. JMKGEC Realtors Pvt. Ltd
SOUTH	:	Open to Sky.
EAST	:	Tower-A Lift and stair Case
WEST	:	Open to sky.

**(UNDER REGISTERED SALE DEED NO.5705/2016 DATED.03/05/2016 REGD. IN DISTRICT
REGISTAR RANGA REDDY DISTRICT PURCHASED BY M/s. JMKGEC REALTORS PVT
LTD, REP BY ITS DIRECTOR MR. SOHAM MODI S/O SATHIS MODI)**

All that commercial space having a built up area 12,031 Sq. ft on the Fifth Floor in Tower-B along with un-divided share of land admeasuring 435.50 sq yds, with 16 numbers 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 Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District.

NORTH	:	Open to Sky
SOUTH	:	Portion of Premises belonging to M/s. SDNMKJ Realty Pvt. Ltd.
EAST	:	Tower-A Lift and stair Case
WEST	:	Open to sky.

For JMK GEC REALTORS (P) LTD. For SDNMKJ REALTY PVT. LTD

Authorised Signatory

Authorised Signatory



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Bk-1, QS No. 45985/2018 & Doc No. 15044/18
Sheet 6 of 8 Joint SubRegistrar
Ranga Reddy (R.O.)

(UNDER REGISTERED SALE DEED NO.5705/2016 DATED.03/05/2016 REGD. IN DISTRICT
REGISTRAR RANGA REDDY DISTRICT PURCHASED M/s. SDNMKJ REALTY PVT LTD.
REP BY ITS DIRECTOR MR. SOHAM MODI S/O SATHIS MODI

All that commercial space having a built up area 12,031 Sq. ft on the Fifth Floor in Tower-B along with un-divided share of land admeasuring 435.50 sq yds, with 17 numbers 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 Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District.

NORTH	:	Portion of Premises belonging to M/s. JMKGEC Realtors Pvt. Ltd
SOUTH	:	Open to Sky.
EAST	:	Tower-A Lift and stair Case.
WEST	:	Open to sky.

Part B

Description of Title Deeds

Please Add relevant title Deeds concern to above mentioned properties

Sl. No	Details of Title Deeds
1.	Original Sale Deed bearing Doc. No. 4439/14 dt: 28.03.2014 Registered in District Registrar (R.O) Ranga Reddy.
2	Original Sale Deed bearing Doc. No. 5707/2016 dt: 03/05/2016 Registered in District Registrar (R.O) Ranga Reddy.
3	Original Sale Deed bearing Doc. No. 5706/2016 dt: 03/05/2016 Registered in District Registrar (R.O) Ranga Reddy.
4	Original Sale Deed bearing Doc. No. 5705/2016 dt: 03/05/2016 Registered in District Registrar (R.O) Ranga Reddy.
5	Original Encumbrance Certificates.

Signed, delivered by within named Depositor(s)

1. **M/s. JMKGEC Realtors Private Limited,**
Rep. by its duly authorized Director
Sri Soham Satish Modi.

For JMK GEC REALTORS (P) LTD.

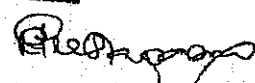
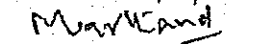

Authorised Signatory

2. **M/s. SDNMKJ Realty Private Limited,**
Rep. by its duly authorized Director
Sri Soham Satish Modi.

For SDNMKJ REALTY PVT. LTD


Authorised Signatory

Witness:

- 
- 

BK - 1, CS No 15985/2018 & Doct No

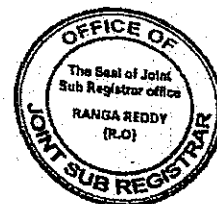
Sheet 7 of 8

Joint SubRegistrar
Ranga Reddy (R.O)

15644/18



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శోహం సల్లిష్ మోడి
Soham Sallish Modi
పుట్టిన సం./YOB: 1969
పురుషుడు Male

3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానపుడి హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా:

S/O: సల్లిష్ మోడి, ప్లాట్ నెం-
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిల్ హిల్స్,
ఖైరాబాద్, బెంగళూరు నగరం,
ఆంధ్రప్రదేశ్

Address:

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

ఆంధ్ర ప్రదేశ్, 500034

Aadhaar - Aam Aadmi ka Adhikar



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204

ఆధార్ - సామాన్యని హక్కు

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

To
Kandi Prabhakar Reddy

కండి ప్రభాకర్ రెడ్డి

2-3-84/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY

Amberpet

Amberpet Hyderabad

Andhra Pradesh - 500013

10/07/2013

[Signature]



కోరే మార్తాండ్
Kore Martand
పుట్టిన సంవత్సరం / Year of Birth : 1980
పురుషుడు / Male

8832 0809 2297



సామాన్యని హక్కు



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Sheet 8 of 8
Joint SubRegistrar
Ranga Reddy (R.O.)

