

తెలంగాణ ప్రభుత్వం  
ధరణి



GOVERNMENT OF TELANGANA  
DHARANI

**Sale Deed  
( SALE DEED )**

THIS DEED OF SALE is made and executed on 23 August 2021 by and between;  
Sri/Smt./Kumari JMK GEC REALTORS PRIVATE LIMITED (CIN/ Firm/ Society/Trust No. - U70100AP2010PTC067673) Represented by SOHAM SATISH MODI, aged about 51 years, Residing at Plot No - 280, Road No - 25, Jubilee Hills, Near Peddamma Temple, Khairatabad, Hyderabad, Telangana, 500034.

(Hereinafter called the "**VENDOR - Authorized Person**" of the first part)

**IN FAVOR OF**

Sri/Smt./Kumari AJAY KUMAR AGARWAL, S/O PURSHOTTAM AGARWAL, aged about 47 years, PAN No. ACFPA8847G, Occ: Business, Residing at 8-2-674/6 TO 10, FLAT NO - 301, BLOCK NO - D, FORTUNE ENCLAVE, ROAD NO - 12, BANJARA HILLS, Hyderabad, Telangana, 500034.

(Hereinafter called the "**VENDEE**" of the second part)

(The terms "VENDOR - Authorized Person" and "VENDEE" herein used shall wherever the context so admits / mean and include their respective heirs, executors, successors, legal representatives, Administrators and assignees etc.,

WHEREAS the Vendor - Authorized Person is the sole and absolute owner of the agricultural land having extent of 2.0000 Ac.Gts in Survey No. 169/a1, Peddashapur (V), Shamshabad (M), Rangareddy District having TD-cum-Pass Book Number: T05230260804.

WHEREAS the Vendor - Authorized Person has offered to sell the said scheduled property for a consideration of Rs. 2400000 /- (RUPEES TWENTY FOUR LAKH ONLY) and the Vendee has agreed to purchase the same. The consideration of Rs. 2400000 /- has already been paid to the Vendor - Authorized Person by the Vendee and the Vendor - Authorized Person acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs. 2400000 /- already received by the Vendor - Authorized Person from the Vendee, the said Vendor - Authorized Person as absolute owner of the said property described in the Schedule hereto does hereby transfer, convey and assign, free from encumbrances, all the said property to hold the same to the said Vendee as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor - Authorized Person in or to the said property is hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.

The Vendor - Authorized Person hereby covenants with the Vendee as follows:

1. The Vendor - Authorized Person declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor - Authorized Person hereby agrees to indemnify and keep indemnified the Vendee from all kinds of losses, damages, demands & third party claims, etc., which the Vendee is put to by the reason of any defect in the title of the Vendor - Authorized Person or any act or omission on Vendor - Authorized Person's part.
2. The Vendor - Authorized Person having received sale consideration from the Vendee has delivered the physical and vacant possession of the schedule property to the Vendee today.
3. The Vendor - Authorized Person has also delivered to the Vendee the original documents pertaining and relating to the schedule property including the deed under which the Vendor - Authorized Person acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.
4. The Vendor - Authorized Person assures that the land is not an assigned land as defined in

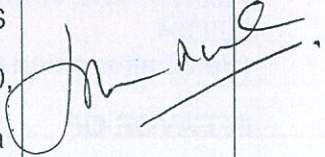
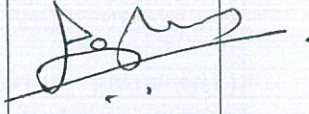
For JMK GEC REALTORS PRIVATE LIMITED



# Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Shamshabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.185298.00/- paid between the hours of \_\_\_\_ and \_\_\_\_ on the 23rd day of August, 2021 by Sri .

## Execution admitted by (Details of all Seller/Buyer under Sec 32A):

| S. No. | Code                  | Thumb Impression | Photo                                                                              | Address                                                                                                                                                                    | Signature                                                                            |
|--------|-----------------------|------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1      | SE: Authorized Person | Aadhaar Verified |   | SOHAM SATISH MODI Authorized by JMK GEC REALTORS PRIVATE LIMITED, Address: Plot No - 280, Road No - 25, Jubilee Hills, Near Peddamma Temple, Khairatabad, Hyderabad, India |   |
| 2      | BU:INDIVIDUAL         | Aadhaar Verified |  | AJAY KUMAR AGARWAL, Address: 8-2-674/6 TO 10, FLAT NO - 301, BLOCK NO - D, FORTUNE ENCLAVE, ROAD NO - 12, BANJARA HILLS, Hyderabad, India                                  |  |

Generated On : 09/09/2021 02:20:59 PM





Telangana Assigned Lands (Prohibition of Transfers) Act. 9 of 1977. The Vendor - Authorized Person further declares that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Holding) Act. No. 1 of 1973. This land is not falling under any category of land prohibited under Section 22A of Registration Act, 1908.

#### Additional Covenants

Original Link document is handed over to Vendee by the Vendor - Authorized Person before witnesses.

#### SCHEDULE OF PROPERTY

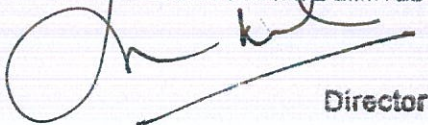
All that the piece and parcel of Agricultural land admeasuring 2.0000 Ac.Gts in Peddashapur (V), Shamshabad (M), Rangareddy District having TD-cum-Pass Book Number: T05230260804 within the limits of local body and bounded by:

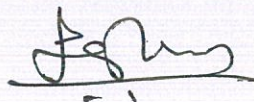
| S.No. | Survey No. | Extent Transferred (Ac.Gts) | NORTH                                               | SOUTH                              | EAST                           | WEST                                        |
|-------|------------|-----------------------------|-----------------------------------------------------|------------------------------------|--------------------------------|---------------------------------------------|
| 1     | 169/21     | 2.0000                      | OTHERS:LAND OF HALVADIYA SANDEEP KUMAR AND KUMUDBEN | OTHERS:LAND OF VIJAY KUMAR AGARWAL | OTHERS:LAND OF HEMANTH B PATEL | OTHERS:LAND OF GHANSHYAM B PATEL AND OTHERS |

#### EXECUTION DETAILS

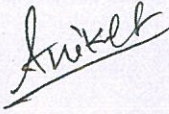
IN WITNESS WHEREOF, the Vendor - Authorized Person and Vendee hereunto have set hand to this Deed of Sale with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

For JMKGEC REALTORS PRIVATE LIMITED

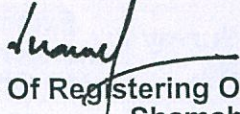
  
Director





| Identified by Witness: |      |                  |                                                                                   |                                                        |                                                                                     |
|------------------------|------|------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------|
| S. No.                 | Code | Thumb Impression | Photo                                                                             | Address                                                | Signature                                                                           |
| 1                      | WIT. | Aadhaar Verified |  | ANIKET DATTATRAY PATIL,<br>Address:<br>MAHARASHTRA,    |  |
| 2                      | WIT. | Aadhaar Verified |  | AMIT KUMAR PATEL,<br>Address:<br>KOMPALLY, HYDERA BAD, |  |

Date  
09 September 2021

  
Signature Of Registering Officer  
Shamshabad  
TAHSILDAR & JT. SUB REGISTRAR  
Shamshabad Mandal, Ranga Reddy Dist

Generated On : 09/09/2021 02:20:59 PM





**VENDOR - Authorized Person**

Signature

Name JMK GEC REALTORS PRIVATE LIMITED (CIN/ Firm/ Society/Trust No. - U70100AP2010PTC067673) Represented by SOHAM SATISH MODI

Aadhar Number xxxxxxxx4389

Address Plot No - 280, Road No - 25, Jubilee Hills, Near Peddamma Temple, Khairatabad, Hyderabad, Telangana, 500034

**VENDEE**

Signature

Name AJAY KUMAR AGARWAL

Aadhar Number xxxxxxxx7475

Address 8-2-674/6 TO 10, FLAT NO - 301, BLOCK NO - D, FORTUNE ENCLAVE, ROAD NO - 12, BANJARA HILLS, Hyderabad, Telangana, 500034

**Details of payments of consideration**

| S.No. | Date       | Amount  | Mode Of Payment | Bank Name | Branch Name    | Account Number | IFSC Code   | Remarks                                               |
|-------|------------|---------|-----------------|-----------|----------------|----------------|-------------|-------------------------------------------------------|
| 1     | 14/08/2021 | 2400000 | Cheque          | HDFC Bank | Koti Hyderabad | 50100021807414 | HDFC0001997 | Chq No<br>Zero<br>Zero<br>Zero<br>Two<br>Nine<br>Four |



**E-KYC Details as received from UIDAI:**

| S. No. | Aadhar Details                                     | Address                                                                                                                                                                             | Photo                                                                                 |
|--------|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1      | Aadhaar No: XXXXXXXX4389<br>Soham Satish Modi      | Soham Satish Modi,<br>Address: S/O: Satish<br>Modi, plot no-280,<br>road no-25, NA,<br>Hyderabad, INDIA                                                                             |    |
| 2      | Aadhaar No: XXXXXXXX7475<br>Ajay Kumar Agarwal     | Ajay Kumar Agarwal,<br>Address: S/O<br>Purshottam Agarwal,<br>8-2-674/6 TO 10 FLAT<br>NO-301 BLOCK NO-D<br>FORTUNE ENCLAVE,<br>ROAD NO-12<br>BANJARA HILLS, NA,<br>Hyderabad, INDIA |    |
| 3      | Aadhaar No: XXXXXXXX9349<br>Amit Kumar Patel       | Amit Kumar Patel,<br>Address: S/O<br>Ghanshyam Bhailal<br>Patel, Villa No 41,<br>Avenue-4, Splendid<br>Aparnas Palm<br>Meadows, NA, K.v.<br>Rangareddy, INDIA                       |   |
| 4      | Aadhaar No: XXXXXXXX8550<br>Aniket Dattatray Patil | Aniket Dattatray Patil,<br>Address: NA, NA, NA,<br>NA, Osmanabad,<br>INDIA                                                                                                          |  |

Generated On : 09/09/2021 02:20:59 PM





## JMKGEC REALTORS PVT LTD

5-2-223, Gokul Building,  
Distillery Road,  
Secunderabad - 500 003.

### RESOLUTION

Name of Company: JMKGEC Realtors Pvt Ltd

Address of Company: 5-2-223, Gokul Building, Distillery Road, Secunderabad - 500 003.

Nature of Company: Pvt Ltd Company

Meeting held at: Registered office - 5-2-223, Gokul Building, Distillery Road,  
Secunderabad - 500 003.

Date of meeting: 01<sup>st</sup> August 2021.

Directors present in the meeting: Mr. Sharad J. Kadakia, Mr. Rajesh J. Kadakia & Mr.  
Soham Satish Modi.

The following resolution was adopted with the consent of all the members board  
members present in the meeting held on 01<sup>st</sup> August 2021 at 5-2-223, Gokul  
Building, Distillery Road, Secunderabad - 500 003.

It is resolved that Shri. Soham Satish Modi one of the Directors of the Company shall be  
authorized to sign and execute necessary papers/documents in respect of sale of Ac.2.00  
gts of agricultural land infavour of Ajay Kumar Agarwal forming part of Sy. No. 169 E.I  
situated at Pedda Shapur Village, Shamshabad Mandal, Ranga Reddy, District,  
Telangana.

This resolution is being attested by all the Directors present in the meeting on the date and  
venue of the meeting.  
**For JMKGEC REALTORS PRIVATE LIMITED**

1. Rajesh J. Kadakia, Director  
**For JMKGEC REALTORS PRIVATE LIMITED**

2. Soham Modi, Director  
**For JMKGEC REALTORS PRIVATE LIMITED**

3. Sharad J. Kadakia, Director.

Director

**For JMKGEC REALTORS PRIVATE LIMITED**

Director



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

| In the form of          |             |                          |           |      |       |                             |                 |        |
|-------------------------|-------------|--------------------------|-----------|------|-------|-----------------------------|-----------------|--------|
| Description of Fee/Duty | Stamp Paper | Challan u/S 41 of Is Act | E-challan | Cash | T-App | Stamp duty u/S 16 of Is Act | DD/BC/Pay Order | Total  |
| Stamp Duty              | 0.00        | 0                        | 132000    | 0    | 0     | 0.00                        | 0               | 132000 |
| Transfer Duty           | 0           | 0                        | 36000     | 0    | 0     | 0                           | 0               | 36000  |
| Reg Fee                 | 0           | 0                        | 12000     | 0    | 0     | 0                           | 0               | 12000  |
| User Charges            | 0           | 0                        | 0         | 0    | 0     | 0                           | 0               | 0      |
| PPB Charges             | 0           | 0                        | 300       | 0    | 0     | 0                           | 0               | 300    |
| Mutation Charges        | 0           | 0                        | 4998      | 0    | 0     | 0                           | 0               | 4998   |
| Total                   | 0.00        | 0                        | 185298    | 0    | 0     | 0.00                        | 0               | 185298 |

Total Deficit amount for document is Rs. 0/-.

Rs. 168000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 12000/- towards Registration Fees on the chargeable value of Rs 2400000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2100768655 dated 23-08-2021 of SBIN/.

#### Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 185298.00/- DATE: 23-08-2021, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: SBIEP20066202108233506568, PAYMENT CODE: ,ATRN: 8948965720534,REMMITER NAME: AJAY KUMAR AGARWAL, EXECUTANT NAME: JMK GEC REALTORS PRIVATE LIMITED, CLAIMAINT NAME: AJAY KUMAR AGARWAL.

Date  
09 September 2021

Signature Of Registering Officer  
Shamshabad

TAHSILDAR & JT. SUB REGISTRAR  
Shamshabad Mandal, Ranga Reddy Dist

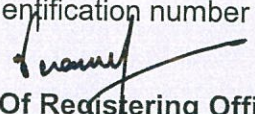
Generated On : 09/09/2021 02:20:59 PM





### Certificate of Registration

Registered as document no. 1390 of 2021 of Book1 and assigned the identification number 1-6099-1390-2021 for Scanning on 09 September 2021.

  
Signature Of Registering Officer  
(Shamshabad )

S Janardhan Rao

TAHSILDAR & JT. SUB REGISTRAR

Shamshabad Mandal, Ranga Reddy Dist

Generated On : 09/09/2021 02:20:59 PM





