

Dt. 31<sup>st</sup> June 2021.

From:

Rajesh J. Kadakia,  
S/o. Late. Shri. Jayantilal M. Kadakia  
H.No.5-2-223, Gokul, Distillery Road,  
Secunderabad – 500 003  
Mobile No. 89781 44447.

To

The Deputy Commissioner,  
Greater Hyderabad Municipal Corporation,  
Circle-30 - Begumpet, Secunderabad.

Dear Sir,

**Sub: Request for transfer of property on my name.**

**Ref: 1. H. No. 5-4-187/5/11, Ground Floor, Karbala Maidan, M. G. Road,  
Secunderabad – 500 003 admeasuring 739.50sft with an undivided share  
in land of 16.43 Sq.yds.**

**2. PTIN : 1180502931**

I (Rajesh J. Kadakia) am Owner of the above referred property bearing H.No.5-4-187/5/11, Ground Floor, S. M. Modi Commercial Complex, situated at Karbala Maidan, M. G. Road, Secunderabad - 500 003 admeasuring 739.50 sft with an undivided share in land admeasuring 16.43 Sq. yds.

The property tax is being paid regularly every year. The Property tax receipt is on the name of Shri. Praveen Chandra Modi who was the original land owner.

Originally Late. Shri. Pravin Chandra Modi was the sole and absolute owner of the land admeasuring 1980 Sq. yds known as “Karbala Maidan” situated at M. G. Road, Secunderbad purchased vide registered document No.1686/65 dated 28.05.2965. A copy of Sale Deed is enclosed herein for your reference.

Late. Shri. Pravin Chandra Modi had entered in to a partnership with Late. Shri. Satish Modi under Deed of Partnership dated 27th March 1980 under the name and style of S. M. Modi Commercial Complex for the purpose of construction and sale of office space, shops etc., on a portion of the land admeasuring 1,000 sq yds out of the total land of 1980 sq yds.

Subsequently a commercial complex was constructed on the land area of 1,000 sq yds and the complex was named as S.M. Modi Commercial consisting of Ground + Three upper floors. After completion of construction of the said complex it was assessed for property tax and municipal no. 5-4-187/5 was assigned to the entire complex.

The Partnership Firm was dissolved vide dissolution deed dated 31.12.1983 and Shri. Satish Modi has become the absolute owner of the entire Commercial Complex viz., S. M. Modi Commercial Complex.

Smt. Swati S. Kadakia had purchased two shops on ground floor bearing Nos. 18 & 19 in S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/ 5/11, situated at Karbala Maidan, M. G. Road, Secunderabad from Shri. Satish Chandra Modi vide sale deed No. 405/83 dated 12.09.1983 admeasuring 739.50 Sq.ft -along with an un-divided share in land of 16.43 Sq. yds.

Smt. Swati S. Kadakia has gifted the said property to me (Rajesh J. Kadakia) vide gift settlement deed No.1724/2009 dated 20.11.2009 registered at SRO, Kavadiguda, Secunderabad.

By virtue of the above said sequence of transactions I (Rajesh J. Kadakia) became absolute Owner of above said two shops bearing No.5-4-187/5/11, Ground Floor, S. M. Modi Commercial Complex, Karbala Maidan, M. G. Road, Secunderabad – 500 003.

I request GHMC authorities to transfer the above said two shops on my name in GHMC records. I have enclosed herewith the following documents for your records for the purpose of mutation of property.

- a. Application form
- b. Xerox copy of Gift Settlement Deed No.1724/2009 duly attested.
- c. Xerox copies of Link documents:
  - i. Sale Deed No.405/83 dated 12.09.1983 duly attested
  - ii. Partnership deed duly attested
  - iii. Dissolution deed duly attested
- d. Rs.100/-Non- judicial stamp paper
- e. Property tax paid receipt up to 31.03.2021.
- f. Latest Encumbrance Certificate.
- g. Affidavit cum Indemnity Bond duly notarized.
- h. Latest Market Value Certificate
- i. Aadhar Card xerox

Please find enclosed herein a D.D. bearing No. 119155 dated 16.6.2021 for Rs. 3,256/- (Rupees Three thousand two hundred and fifty six only) drawn on Kotak Bank infavour of Commissioner, GHMC towards mutation fee.

I request you to transfer the above said property in my name in GHMC records at the earliest.

Thank you,

Yours sincerely,



(Rajesh J. Kadakia)