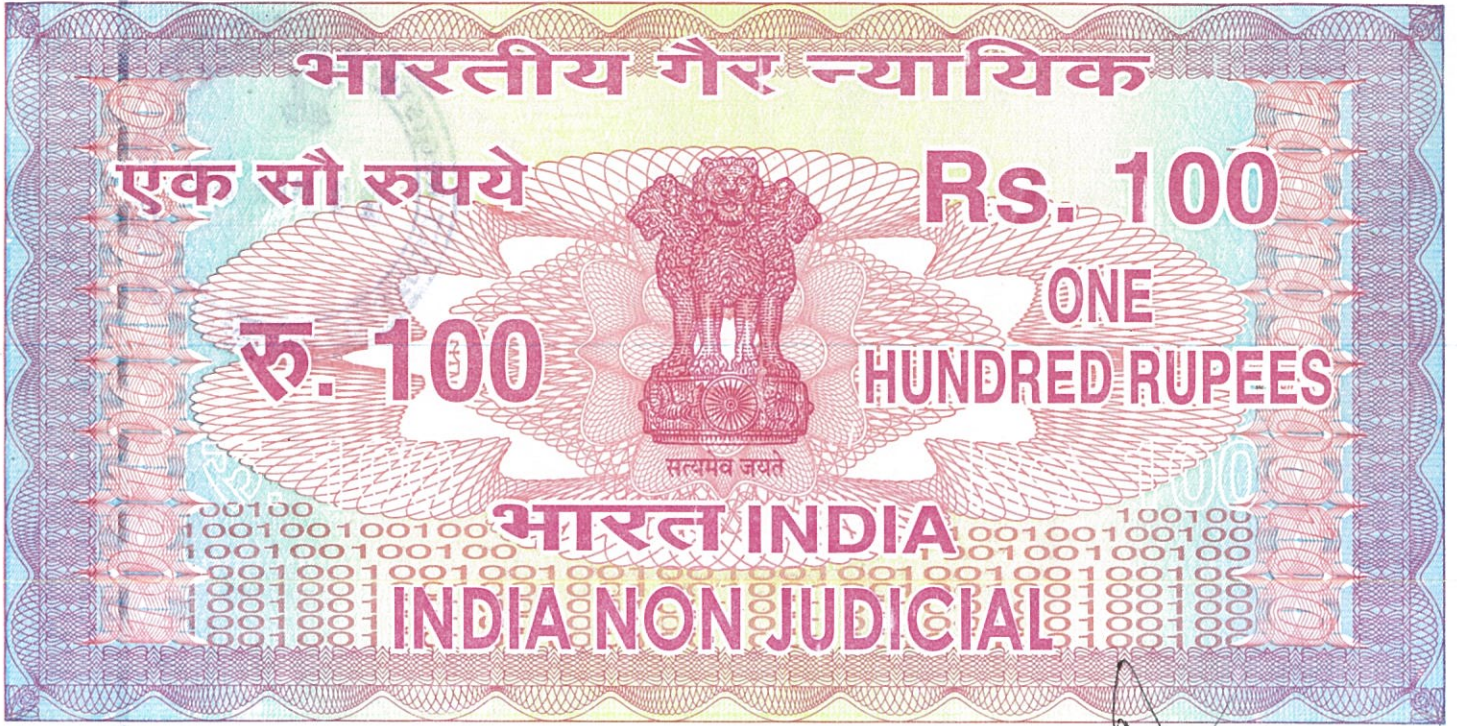




తెలంగాణ తెలంగాణ TELANGANA

SL. No. 12416, Date: 03-06-2021, Rupees: 100/-
Sold to Rajesh J Kadakia,
S/o. Late Jayanthilal M Kadakia, R/o. Hyd.
For whom: -----Self-----

AC 751750

KODALI RADHIKA
Licensed Stamp Vendor Lic No. 7/10, 16/7/04/ 19-21
G6, Kubera Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378260, 9440090826

INDEMNITY BOND

This indemnity bond is executed on the 17th day of July 2021 at Secunderabad by:

Shri. RAJESH J. KADAKIA S/o. Late. Shri. Jayantilal M. Kadakia aged 66 years, resident of 5-2-223, Gokul Building, Distillery Road, Secunderabad – 500 003 do hereafter called the First Party which term shall include his legal heirs/successors etc.,

A N D

The **GREATER SECUNDERABAD MUNICIPAL CORPORATION**, hereafter referred to as the Second Party.

Whereas the First Party applied before the Second Party in connection with Mutation in respect of Premises No.5-4-187/5/15,16 & 17 (PTIN: 118 050 2934) situated at Karbala Maidan, M. G. Road, Secunderabad – 500 003. The property which is admeasuring 6,037 Sft with an undivided share of land 169.86 Sq. yds is not a Government land nor it is included in this open spaces/parks of the GHMC.

As per the Greater Secunderabad Municipal Corporation records the existing premises No. 5-4-187/5/15,16 & 17 stands in the name of Jayantilal M. Kadakia.. The property was acquired from Late. Shri. Satish Modi. The Sale Deed/Gift Deed/Rectification deed which were executed by Late. Shri. Satish Modi S/o. Late. Shri. Manilal C. Modi in favour of the below mentioned people against the premises No. 5-4-187/5/15, 16 & 17 to mutate the property in the records.

1. Originally Shri. Pravin Chandra Modi had purchased the land admeasuring 1980 Sq.yds at Karbala Maidan, M. G. Road, Secunderabad vide sale deed No.1686 dated 28.05.1965 registered at SRO, Hyderabad.(Copy enclosed-1)
2. Subsequent to purchase of the said land Shri. Pravinchandra Modi entered into partnership (Copy enclosed-2) dated 27.03.1980 with Shri. Satish Modi under the name and style of S.M.Modi Commercial Complex and constructed commercial complex viz., S. M. Modi Commercial Complex with municipal no. 5-4-187/5 situated at Karbala Maidan, M. G. Road, Secunderabad. They have obtained building permission from Municipal Corporation of Hyderabad vide permit No. 94/20/E of 1979 in the file No. 17377/B3/78 dated 08.02.1979 to construct Ground + three upper floors. The total built up area of the complex is 21,717.50 Sft.
3. The partnership was dissolved on 31.12.1983 (copy enclosed -3) and Shri. Satish Modi became the sole proprietor of the complex. The building consists Ground+ 3 (three) upper floors. Ground Floor consists all shops and first, second and third floors consists office space.
4. Shri. Satish Modi sold the office space to different people under various sale deeds. The details of sale deeds are as under:

A. Jayantilal M. Kadakia (First Floor) :

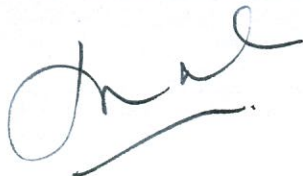
- i. Sale Deed No. 947/88 dated 28.07.1986 - 1,002 Sft with undivided share of land 58 Sq. yds. (Copy enclosed -4)
- ii. Jayantilal Kadakia expired on 01.10.2004. (Copy enclosed -5)
- iii. Rajesh Kadakia has become the Owner of the above portion as per will dated 10.08.2003. (Copy enclosed -6)
- iv. Encumbrance Certificate enclosed - 7

B. Jayantilal M. Kadakia Minor HUF (First Floor):

- i. Sale Deed No. 495/90 dated 30.07.1986 - 1,087 Sft with undivided share of land 24.15 Sq. yds. (Copy enclosed -8)
- ii. Rectification deed no. 94/2015 dated 10.08.2015 duly mentioning undivided share of land. (Copy enclosed -9)
- iii. Jayantilal Kadakia Minor HUF has been partitioned and Rajesh Kadakia has become Owner of the premises as per Partition deed of Hindu Undivided Family dated 31.03.2005. (Copy enclosed -10)
- iv. Encumbrance Certificate enclosed - 11

C. Swati S. Kadakia (First floor):

- i. Sale Deed No. 494/90 dated 30.07.1986.-1,088 Sft with undivided share of land 24.17 Sq. yds. (Copy enclosed -12)
- ii. Rectification deed no. 95/2015 dated 10.08.2015 duly mentioning undivided share of land. (Copy enclosed -13)
- iii. Smt. Swati S. Kadakia has gifted her share of portion 1088 sft with undivided share of land 24.17 sq.yds to Rajesh Kadakia vide gift settlement deed No.1723/2009 dated 20.11.2009. (Copy enclosed -14)
- iv. Encumbrance Certificate enclosed -15



D. Rajesh J. Kadakia (Third Floor):

- i. Sale Deed No.499/90 dated 01.08.1986 - 1,430 Sft with undivided share of land 31.77 Sq. yds. (Copy enclosed -16)
- ii. Rectification deed no. 90/2015 dated 10.08.2015 duly mentioning undivided share of land. (Copy enclosed -17)
- iii. Encumbrance Certificate enclosed - 18

E. Rajesh Kadakia HUF (Second Floor):

- i. Sale Deed No. 497/90 dated 01.08.1986.- 1,430 Sft with undivided share of land 31.77 Sq. yds (Copy enclosed -19)
- ii. Rectification deed no. 96/2015 dated 10.08.2015 duly mentioning undivided share of land. (Copy enclosed -20)
- iii. Rajesh Kadakia HUF has been partitioned and Rajesh Kadakia became the Owner of the portion. (Copy enclosed -21)
- iv. Encumbrance Certificate enclosed - 22

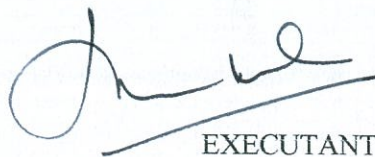
Based on the above recitals the First Party is the absolute Owner of 5 (five) portions in the complex i.e., on first floor 3 portions, on second floor 1 portion and on third floor 1 portion.

Accordingly the First Party agrees to indemnify the Second Party from all the cost and consequences arising out of such assessment/mutation/splitation for the premises 5-4-187/5/15,16 & 17 situated at Karbala Maidan, M. G. Road, Secunderabad – 500 003. In case any dispute/litigation/court arises out of the granting of such assessment/mutation /splitation at a later date the First Party shall be held solely responsible and the Second Party shall not a party to it.

The First Party also undertakes that the property under reference is a private property and not a Government Land/Parks/Encroachment in the Government land, not falling under water body or lake area. The First Party also undertakes to pay the property tax promptly, otherwise action will be taken as per the HMC Act 1955. The Second Party is at liberty to cancel/revoke the assessment/mutation/splitation without issuing any notice, if found to be done wrongly at a later date.

Hence this Indemnity bond.

Date:17.07.2021.



EXECUTANT