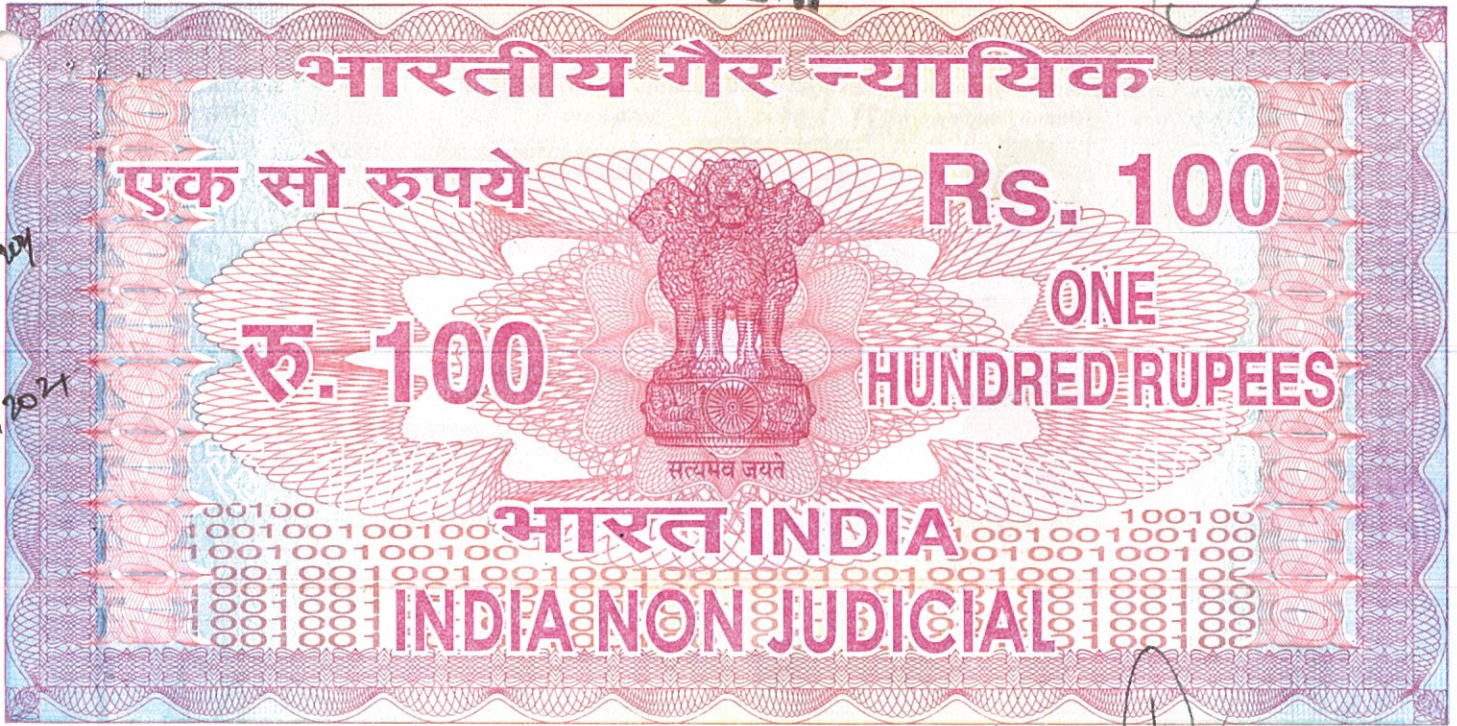


SCANNED

1575-2021

6



తెలంగాణ తెలంగాణ TELANGANA

SL. No. 14774, Date: 06-07-2021, Rupees: 100/-
Sold to: Devanshi Desai,
D/o. Mahesh Desai, R/o. Gujarat.
For whom: -----Self-----

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

AGREEMENT OF SALE CUM GENERAL POWER ATTORNEY

This Agreement of Sale cum General Power of Attorney is made and executed on this the 17th day of July, 2021 at S.R.O., Secunderabad by and between:

Mrs. Devanshi Desai, D/o. Shri. Mahesh K. Desai, aged 46 years, resident of No. 36, Prashant Bungalows, Narbad Nagar, Athva Lines, Surat-395 001, Gujarat.

Hereinafter referred to as the Vendor.

IN FAVOUR OF

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, represented by its Director, Mr. Soham Satish Modi, S/o. Late Satish Modi, aged about 51 years.

Hereinafter referred to as the Purchaser.

The term Vendor and Purchaser referred to above shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, administrators, executors, nominees, etc.

Devanshi Desai

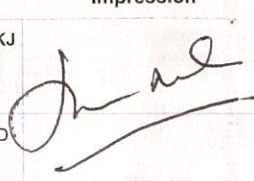
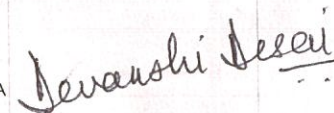
For SDNMKJ REALTY PVT. LTD.

[Signature]
Director

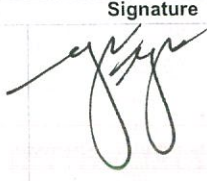
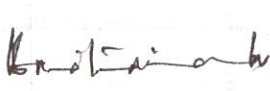
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 3 and 4 on the 17th day of JUL, 2021 by Sri Desai

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SOHAM SATISH MODI [R] M/S [1606-1-2021-1652]	SOHAM SATISH MODI[R]M/S SDNMKJ REALTY PRIVATE LIMITED OFFICE AT 5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD	
2	EX		 DEVANSHI DESAI::17/07/2021 [1606-1-2021-1652]	DEVANSHI DESAI D/O. MAHESH K DESAI RESIDENT OF NO 36 PRASHANT BUNGALOWS NARBAD NAGAR ATHVA LINES SURAT, GUJRAT	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 G KANAKA RAO::17/07/2021 [1606-1-2021-1652]	G KANAKA RAO JAWAHAR NAGAR HYD	
2		 B SITARAMANJANEYULU::17/07/2021 [1606-1-2021-1652]	B SITARAMANJANEYULU HAYATHNAGAR R R DIST	

17th day of July, 2021

Signature of Sub Registrar
Secunderabad**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9487 Name: Devanshi Desai	W/O Prashant Desai, Surat M Corp, Surat, Gujarat, 395001	
2	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	

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A. Details of title of original owners and developers.

- i. Late. Shri. Pravin Chandra Modi was the sole, absolute and exclusive owner of land admeasuring 1980 sq. yds forming part of the land known as Karbala Maidan, situated at M.G. Road, Secunderabad – 500 003, by virtue of registered sale deed bearing document No.1686 of 1965 dated 28.05.1965 registered at S.R.O, Hyderabad.
- ii. Late. Shri. Pravin Chandra Modi had entered into a partnership with Late. Shri. Satish Modi under Deed of Partnership dated 27th March 1980 in 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.
- iii. 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 Complex consisting of ground + three upper floors. After completion of construction of the said Commercial Complex it was assessed for property tax and municipal no. 5-4-187/5 was assigned to the entire commercial complex.
- iv. The Partnership Firm was dissolved vide dissolution deed dated 31.12.1983 and Late Shri. Satish Modi has become the absolute owner of the entire Commercial Complex viz., S. M. Modi Commercial Complex.
- v. Late Shri Satish Modi sold the entire Commercial Complex to several intending purchasers including the Vendor.

B. The Vendor became the absolute owner of office space admeasuring 1,000 sft along with undivided share of land admeasuring 31.65 sq yds on the second floor of the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/18, situated at Karbala Maidan, Necklace Road, Secunderabad-500 003 by way of gift deed, the details of which are given below. The said property is hereinafter referred to as the Scheduled Property and more fully described in the schedule given hereunder.

C. Late Shri Satish Modi (as proprietor of S. M. Commercial Complex) had sold the Scheduled Property to Shri. Mahesh K. Desai HUF by way of sale deed dated 28.07.1998 registered as document no. 569/98 at SRO Secunderabad. Shri Mahesh K. Desai HUF in turn gifted the Scheduled Property to the Vendor herein by way of declaration of gift dated 19.05.2016 registered as document no. 847/2016 at SRO Secunderabad.

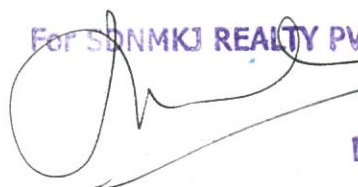
D. The Vendor had agreed to sell the Scheduled Property to Mr. Rajesh J. Kadakia and received the entire consideration of Rs.35,00,000/- in the year 2018.

E. At the request of Mr. Rajesh J. Kadakia the Vendor herein has agreed to execute this Agreement of Sale cum General Power of Attorney in favour his nominee M/s. SDNMKJ Realty Pvt. Ltd.,

F. The Vendors have agreed to sell the Scheduled Property to the Purchaser herein on the terms and conditions given hereunder.

G. The parties hereto are desirous of reducing the terms and conditions of sale into writing.

Devanshi Desai

For SDNMKJ REALTY PVT. LTD.

Director

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	174900	0	0	0	175000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	177000	0	0	0	177100

Rs. 174900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 3500000/- was paid by the party through E-Challan/BC/Pay Order No ,616PFM160721 dated ,16-JUL-21 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 177000/-, DATE: 16-JUL-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4934508951129,PAYMENT MODE:ND-1001138,ATRN:4934508951129,REMITTER NAME: MR.SOHAM MODI,EXECUTANT NAME: MRS. DEVANSHI DESAI,CLAIMANT NAME: SDNMKJ REALTY PRIVATE LIMITED).

Date:

17th day of July,2021

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 1575 of 2021.

(1943 SE) of Book 1 and

assigned the Identification Number

1601-1652-2021 for Scanning

Date. 17/7/2021

Registering Officer

A. SRIDEVI

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Sub Registrar
Secunderabad

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Now therefore this Agreement of Sale Cum General Power Attorney witnesses as follows:

1. In pursuance of this agreement the Purchaser has paid the total consideration of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) and the receipt of which is hereby admitted and acknowledged by the Vendor. The details of the payment made are as follows:

Sl. No	Amount	Cheque no./ Payorder no.	Date	Drawn on
1.	5,00,000/-	000725	08-10-2018	Kotak Mahindra Bank
2.	1,03,168/-	--	--	Paid
3.	28,96,832/-	000678	26-11-2018	Kotak Mahindra Bank

2. The Vendor declares that:
 - a. The recitals mentioned in this deed are true to the best of the Vendor's knowledge.
 - b. There are no proceedings or suits pending in any court of law, revenue department, statutory authorities, tribunals, etc., in relation to the Scheduled Property.
 - c. The Vendor gives guarantee of title to the Purchaser.
 - d. The Vendor indemnifies the Purchaser against any claim made by any party on the Scheduled Property.
 - e. The Vendor agrees to sign and execute all such documents that may be required to effectively transfer / mutate / convey the Scheduled Property to the Purchaser.
3. The vacant possession of the Scheduled Property has been handed over to the Purchaser by the Vendor.
4. The Purchaser shall bear all expenses such as stamp duty, registration, etc., in respect of this agreement of sale cum general power of attorney and subsequent sale deeds.
5. The Vendor in pursuance of this agreement has agreed to execute an Agreement of Sale cum General Power of Attorney in favour of the Purchaser.
6. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.
7. The Vendors herein authorize and appoint the Purchaser herein as their irrevocable lawful attorney for due discharge of all its obligations under this Agreement and to do the following things and acts on behalf of the Vendors with respect to the Schedule Property:
 - a. To enter into sub contract for the sale of the Schedule Land for any consideration which they may deem reasonable at their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
 - b. To sell the said property to their nominee or nominees.
 - c. To execute the sale deed or sale deeds in favour of any third party, receive the consideration money, to present the sale deed or deeds execute by them in favour of any third party before the concerned registering office, admit execution and receipt of consideration and procure the registration of the said deeds.

Devanshi Desai

For SNNMKJ REALTY PVT. LTD.

[Signature]
Director

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Secunderabad

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- d. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
- e. To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said property.
- f. To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said property.
- g. Generally to act as the Attorney or Agent of the Vendors in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the Vendors themselves would do if personally present.

Details of Schedule Property

All that portion being office space admeasuring 1,000 sft along with undivided share of land admeasuring 31.65 sq. yds. on the second floor (part of office no. B-4) of the building known as S. M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/18, situated at Karbala Maidan, Necklace Road, Secunderabad-500 003, marked in red in the plan attached herein and bounded by:

North	Land belonging to Shri Sai Prakash Hotels.
South	Balance portion of office space B-4.
East	Neighbors Building
West	Staircase and office space B-3.

In Witness Whereof the Vendor and Purchaser have affixed their signatures on this Agreement of Sale cum General Power Attorney on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

Vendor:

Sewashi Deen

M/s. SDNMKJ Realty Private Limited,
represented by its Director Mr. Soham Modi.
Purchaser: _____.

For SDN MKJ REALTY PVT. LTD.

Director

Witness no1:

Name:

Address:

G. Kowalewski, Hyd-2

Witness no. 2:

Name:

Address:

o. 2: K₂S₂O₈
B. Si₂O₇²⁻
H-NO: 6-1071
Ingapur, R. 2001

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Plan of the Scheduled Property.

Registration plan showing office space admeasuring 1,000 sft along with undivided share of land admeasuring 31.65 sq yds on the second floor (part of office no. B-4) of the building known as S. M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/18, situated at Karbala Maidan, Necklace Road, Secunderabad-500 003

Vendor : Mrs. Devanshi Desai, D/o. Shri. Mahesh K. Desai.

Purchaser : M/s. SDNMKJ Realty Private Limited, represented by its Director Mr. Soham Modi.

Reference:

Scale: Incl:

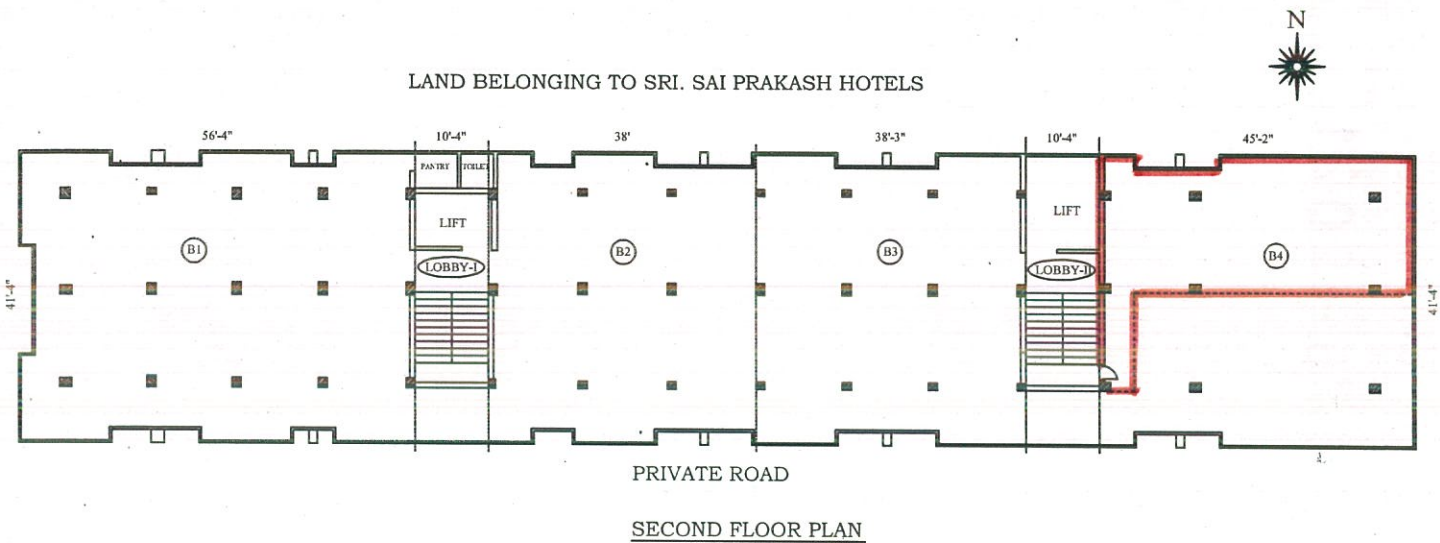


Excl:



Area: 31.65 sq. yds.

Built-up area: 1,000 sft.



Vendor:

Devanshi Desai

Purchaser:

For SDNMKJ REALTY PVT. LTD.

[Signature]
Director

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Secunderabad

1575-2021



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भारत सरकार
Government of India

देवांशी देसाई
Devanshi Desai

जन्म तारीख / DOB: 18/01/1975
स्त्री / Female

9487

आधार - सामान्य माहसनी अधिकार

भारतीय विशिष्ट ओळखाधिकार
Unique Identification Authority of India

संस्था: नौ पत्नी: प्रशान्त देसाई
36, नर्मद नगर सोसायटी
थेडेल इलाहाबाद रोड, अहवालानेस, सुरत
नानपुर, सुरत, गुजरात, 395001

Address: W/O: Prashant Desai, 36, narmad nagar society, hotel classic lane, athwalines, Surat M Corp, Surat, Nanpura, Gujarat, 395001

Devanshi Desai

9487

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

भारत सरकार
GOVERNMENT OF INDIA

सोहम सतिश मोदी
Soham Satish Modi
पुढाव नं./YoB: 1969
पुरुष/ Male

1389

आधार - सामान्य माहसनी अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पुढाव नं.:
S/O: सतिश मोदी, प्लॉट नं. 280,
280, रॉड नं. 25, पेड्डानमा
दिव्यालयम पुर्णम लॉड्स पार्क,
छिन्नामल्ल, बंगलोर पार्क,
ह्यादराबाद

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

500034

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार
Government of India

गुम्टादी कनका राव
Gummadi Kanaka Rao
पुढाव तारीख/DOB: 15/08/1957
पुरुष/ MALE

7153

VID : 9131 4765 8893 3929

ना आधार, ना गुटिंपु

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पुढाव नं.:
S/O गुम्टादी कनका राव,
0-0-3E8/00/0000, मल्लिकार्जुन रेसिडेंस, रॉड नं. 36,
रॉड, जवाहर नगर, ह्यादराबाद, ह्यादराबाद,
आंध्र प्रदेश - 500020

Address:
S/O Gummadi Subba Rao, 1-1-
36/18/A/001, MALLIKARJUNA RESIDENCY,
RTC X ROADS, JAWAHAR NAGAR,
Hyderabad, Hyderabad,
Andhra Pradesh - 500020

7153

VID : 9131 4765 8893 3929

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GOVERNMENT OF INDIA

सीतारामांजनेयुलु बर्नी
Sitaramanjanyulu Burni
पुढाव तारीख/DOB: 16/08/1967
पुरुष/ MALE
Mobile No: 9849629678

3820

VID : 9183 9026 9107 8060

ना आधार - ना गुटिंपु

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पुढाव नं.:
S/O कोटेश्वर राव बर्नी, प्लॉट नं. 1, 6-107/L, श्री
वेण्कटेश्वर कॉलोनी, गंगामोहनराव रोड, जयपुर,
जयपुर, राजस्थान, 501510

Address:
S/O Koteshwara Rao Burni, Plot No 1, 6- 107/L, Sri
Venkateswara Colony, Near Gangamohanrayathi,
Jaipur, Jaipur, Rajasthan, K.V. Rangareddy,
Telangana - 501510

3820

VID : 9183 9026 9107 8060

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1800 300 1947

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P.O. Box No. 1947,
Bengaluru-560 001

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