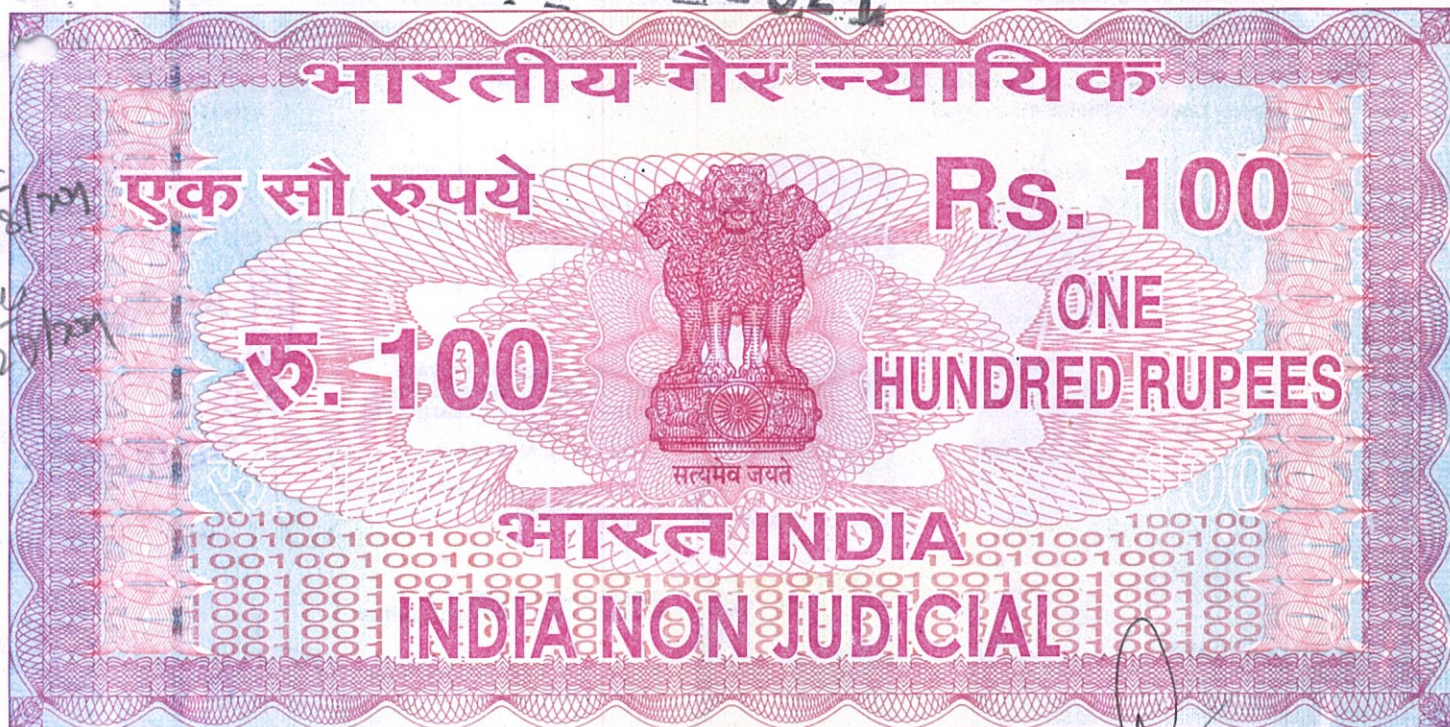




తెలంగాణ తెలంగాణ TELANGANA

AG 057157

SL. No. 18848 Date: 22-07-2021, Rupees: 100/-
 Sold to: Ch. Ramesh,
 S/o. Late Narsing Rao, R/o. Hyd.
 For whom: SDNMKJ Realty Pvt.Ltd.

KODALI RADHIKA
 Licensed Stamp Vendor Lic No. 7/10, 16/7/04/ 19-2
 6, Kubera Towers, Narayanaguda, Hyderabad-29.
 Cell: 9866378260, 9440090826

SALE DEED

This Sale Deed is made and executed on this the 23rd day of July, 2021 at S.R.O, Secunderabad by:

1. 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.
2. Shri. Valmick K. Desai HUF, represented by its Karta Mr. Valmick K. Desai, S/o. Mr. Kantilal B. Desai, aged 68 years, resident of H. No. 1-10-38/1&2, Nirmal, Fabindia Lane, Prakash Nagar, Street no. 4, Begumpet-500 016 (represented by its Agreement of Sale cum General Power of attorney Holder vide document no. 1574/2021 dated 17.07.2021 registered at SRO Secunderabad).

Hereinafter jointly referred to as the Vendor and severally as Vendor no. 1 and Vendor 2.

IN FAVOUR OF

Mr. Bhonagiri Kiran Kumar, S/o. Mr. Late B. Gangaram Goud, aged about 40 years Occupation: Business, R/o. Tirumala Pride, H. No. 1-8-215/24/2 & 3, P. No. 18/A, Lalbahadur Nagar Colony, P.G. Road, Beside Innovation Apartment, Secunderabad-500 003 (Aadhaar no.: 961314742784).

Hereinafter referred to as the Purchaser.

The term Vendor and Purchaser where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.

For SDNMKJ REALTY PVT. LTD.

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. 29000/- paid between the hours of 5 and 6 on the 23rd day of JUL, 2021 23rd day of JUL, 2021 by Sri Soham Satish

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

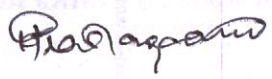
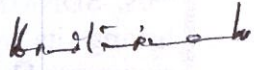
Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address
1	CL		 BHONAGIRI KIRAN KUMAR: [1606-1-2021-1727]	BHONAGIRI KIRAN KUMAR S/O. LATE B GANGARAM GOUD 1-8-215/24/2 AND 3 P N 18/A LALBHADUR NAGAR COLONY, PG ROAD SEUNDERBAD
2	EX		 [1606-1-2021-1727]EX-1-2-M/S	M/S SDNMKJ REALTY PRIVATE LIMITED (REP BY SOHAM SATISH MODI[R] VALMICK K DESAI (KARTA VALMICK K DESAI . LATE KANTILAL B DESAI 5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD
3	EX		 [1606-1-2021-1727]EX-1-1-SOI	SOHAM SATISH MODI[R]M/S SDNMKJREALTY PRIVATE LIMITED 5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD



Signature of Sub Registrar

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1606-1-2021-1727]WITNESS	K PRABHAKAR REDDY AMBERPET HYD	
2		 [1606-1-2021-1727]WITNESS	SITRAMANJANEYULU BURRI INJAPUR HAYATHNAGAR	

23rd 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: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	
2	Aadhaar No: XXXXXXXX2784 Name: Bhonagiri Kiran Kumar	C/O Bhonagiri Gangaram Goud Late, Secunderabad, Hyderabad, Telangana, 500003	

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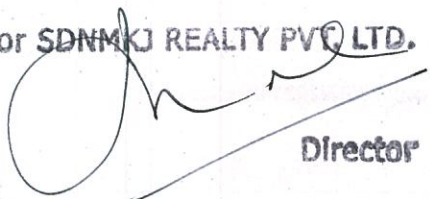


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1652-2021

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.
- B. Late Shri Satish Modi had sold 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 (hereinafter referred to as the Scheduled Property and detailed in the schedule given under). to Valmick K Desai HUF, represented by its karta Mr. Valmick K. Desai by way of sale deed dated 28.07.1998 registered as document no. 572/98 at SRO Secunderabad.
- C. Shri. Valmick K. Desai HUF in turn sold the Scheduled Property to Vendor no. 1 herein and executed an Agreement of Sale cum General Power of Attorney in favour of M/s. SDNMKJ Realty Private Ltd., vide document bearing no. 1574/2021, dated 17.07.2021, registered at SRO Secunderabad.
- D. The Vendor became the absolute owner of office space admeasuring 1,000sft 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 sale 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.
- E. The Vendor has agreed to sell the Scheduled Property to the Purchaser herein on the terms and conditions given hereunder.
- F. The parties hereto are desirous of reducing the terms and conditions of sale into writing.

For SDNMKJ REALTY PVT LTD.



Director

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	144100	0	174900	0	319100
Transfer Duty	NA	0	87000	0	0	0	87000
Reg. Fee	NA	0	29000	0	0	0	29000
User Charges	NA	0	200	0	0	0	200
Mutation Fee	NA	0	5800	0	0	0	5800
Total	100	0	266100	0	174900	0	441100

Rs. 231100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 29000/- towards Registration Fees on the chargeable value of Rs. 5800000/- was paid by the party through E-Challan/BC/Pay Order No ,10331Y220721,524WRR120721 dated ,22-JUL-21,12-JUL-21 of ,SBIN,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 215100/-, DATE: 22-JUL-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9204708430914, PAYMENT MODE: CASH-1001138, ATRN: 9204708430914, REMITTER NAME: MR. BHONAGIRI KIRAN KUMAR, EXECUTANT NAME: SDNMKJ REALTY PRIVATE LIMITED, CLAIMANT NAME: MR. BHONAGIRI KIRAN KUMAR
(2). AMOUNT PAID: Rs. 51000/-, DATE: 12-JUL-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6237262443233, PAYMENT MODE: NB-1001138, ATRN: 6237262443233, REMITTER NAME: SHRI. VALMICK K. DESAI HUF, EXECUTANT NAME: SHRI. VALMICK K. DESAI HUF, CLAIMANT NAME: SHRI B. SITARAMANJANEYULU).

Date:
23rd day of July, 2021

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 1652 of 2021

(1943 SE) of Book 21 and

assigned the Identification Number

C16063-1722 2021 for Scanning

Dkt. 2351 2021

Registering Officer

A. SRIDEVI

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Sub Registrar
Secunderabad

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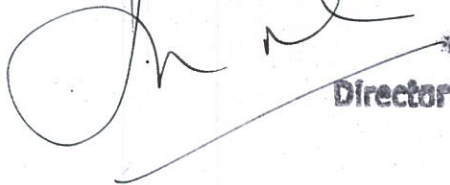
Now therefore this sale deed witnesses as follows:

1. 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	Pay-order no/ Online transfer no.	Date	Drawn on
1.	24,00,000/-	74086	22-07-2021	Mahaveer Cooperative Urban Bank, Ameerpet Branch
2.	11,00,000/-	564266	19-07-2021	IDBI, S. D. Road Branch

2. For the total sale consideration as mentioned above the Vendor do hereby grant, convey, transfer and sell the Scheduled Property unto and in favour of the Purchaser by way of absolute sale.
3. The Vendor declares that:
 - a. The Vendor is the absolute owner of the Scheduled Property.
 - b. There are no other claimants to the Scheduled Property.
 - c. No other party has any claim to any easement rights in the Scheduled Property.
 - d. The recitals mentioned in this deed are true to the best of the Vendor's knowledge.
 - e. There are no proceedings or suits pending in any court of law, revenue department, statutory authorities, tribunals, etc., in relation to the Scheduled Property.
 - f. The Vendor gives guarantee of title to the Purchaser.
 - g. The Vendor indemnifies the Purchaser against any claim made by any party on the Scheduled Property.
 - h. The Vendor has paid all taxes and charges to the concerned authorities in relation to the Scheduled Property, as on this day and if any claim is made on this count, it shall be the Vendor's responsibility to pay the same.
 - i. 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.
4. The Vendor has on this day has delivered vacant peaceful possession of the Scheduled Property to the Purchaser and the Purchaser shall be entitled to hold and enjoy the same as absolute owner thereof from this day.
5. The Vendor herein had agreed to sell the Scheduled Property to the Purchaser herein and received the entire consideration for the Scheduled Property.

For SDNMKJ REALTY PVT. LTD.


Director

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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	Balance portion of office space B-4
South	Private road and P M Modi Commercial Complex
East	Neighbors Building
West	Staircase and office space B-3

In Witness Whereof the Vendor and Purchaser have singed deed hereunder.

M/s. SDNMKJ Realty Private Limited,
Represented by its Director Mr. Soham Modi.
Vendor no.1:

For SDNMKJ REALTY PVT. LTD.



Director

Shri. Valmick Desai HUF
Rep. by its Agreement of Sale cum
General Power of attorney Holder:
Vendor no. 2:

For SDNMKJ REALTY PVT. LTD.



Director

Mr. Bhonagiri Kiran Kumar Purchaser:

Witness no1:

Name:

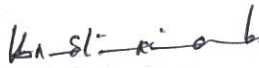
Address:


(K. P. Reddy)
Hyderabad.

Witness no. 2:

Name:

Address:


S. L. Ravi
Tangur mandal

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Plan of the Scheduled Property.

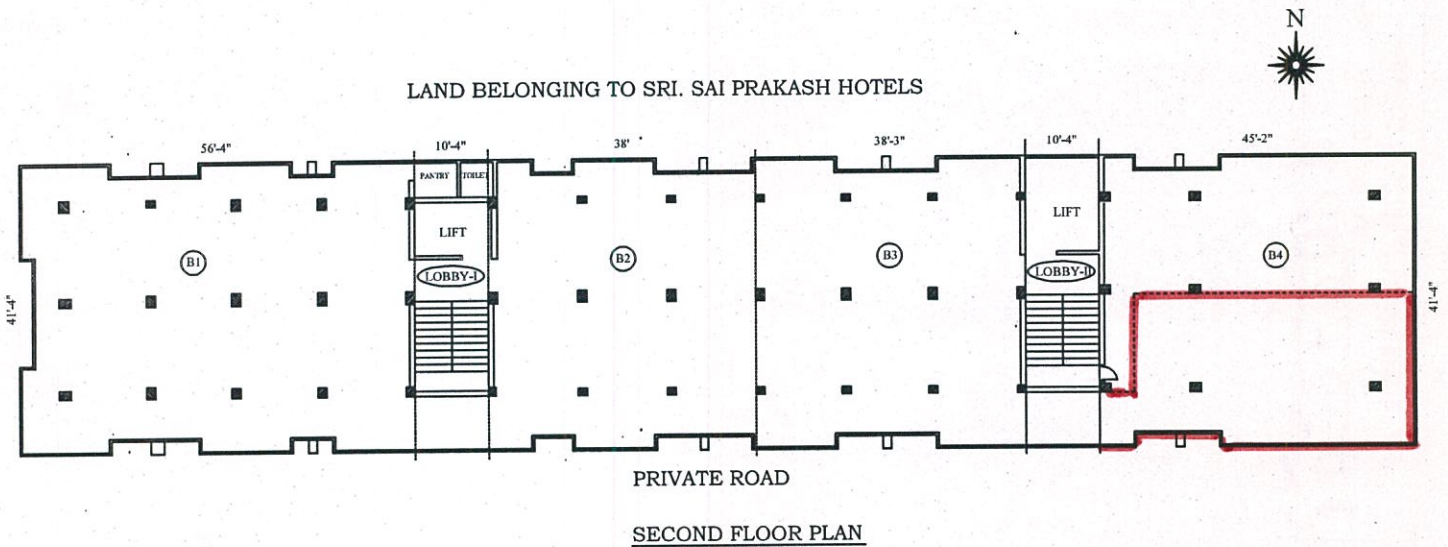
Registration Plan showing office space admeasuring 1,000 sft along with undivided share of land admeasuring 31.65 sq. yds, on the second floor (part of office no. B-4) of the building known as S. M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/18, situated at Karbala Maidan, Necklace Road,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

Vendor : M/s. SDNMKJ Realty Private Limited, represented by its Director:-
Mr. Soham Satish Modi, S/o. Late Satish Modi

Purchaser : Mr. Bhonagiri Kiran Kumar, S/o. Mr. Late B. Gangaram Goud

Reference: Scale: Incl: ☐ Excl: ☐

Area : 31.65 sq. yds.
Built-up area : 1,000 sft.



For SDNMKJ REALTY PVT. LTD.

Vendor:

Director

Purchaser:

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आधार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విధునామ:
S/O కటేశ్వర రావు బురి, ప్లాట్ నో 1, 6-107/1, శ్రీ
వెంకటేశ్వర కాలనీ, గ్రాంపంచాయతీ ధర్మ, ఇంజాపూర్,
హయతనగర్, కె.వి.రంగారెడ్డి,
తెలంగాణ - 501510

Address :
S/O Koteswara Rao Burri, Plot No 1, 6- 107/1, Sri
Venkateswara Colony, Near Grampanchayathi,
Injapur, Hayathnagar, K.v. Rangareddy,
Telangana - 501510



4830 9962 3820

VID : 9183 9026 9107 8060



WWW


1947
1800 300 1947


help@uidai.gov.in


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

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