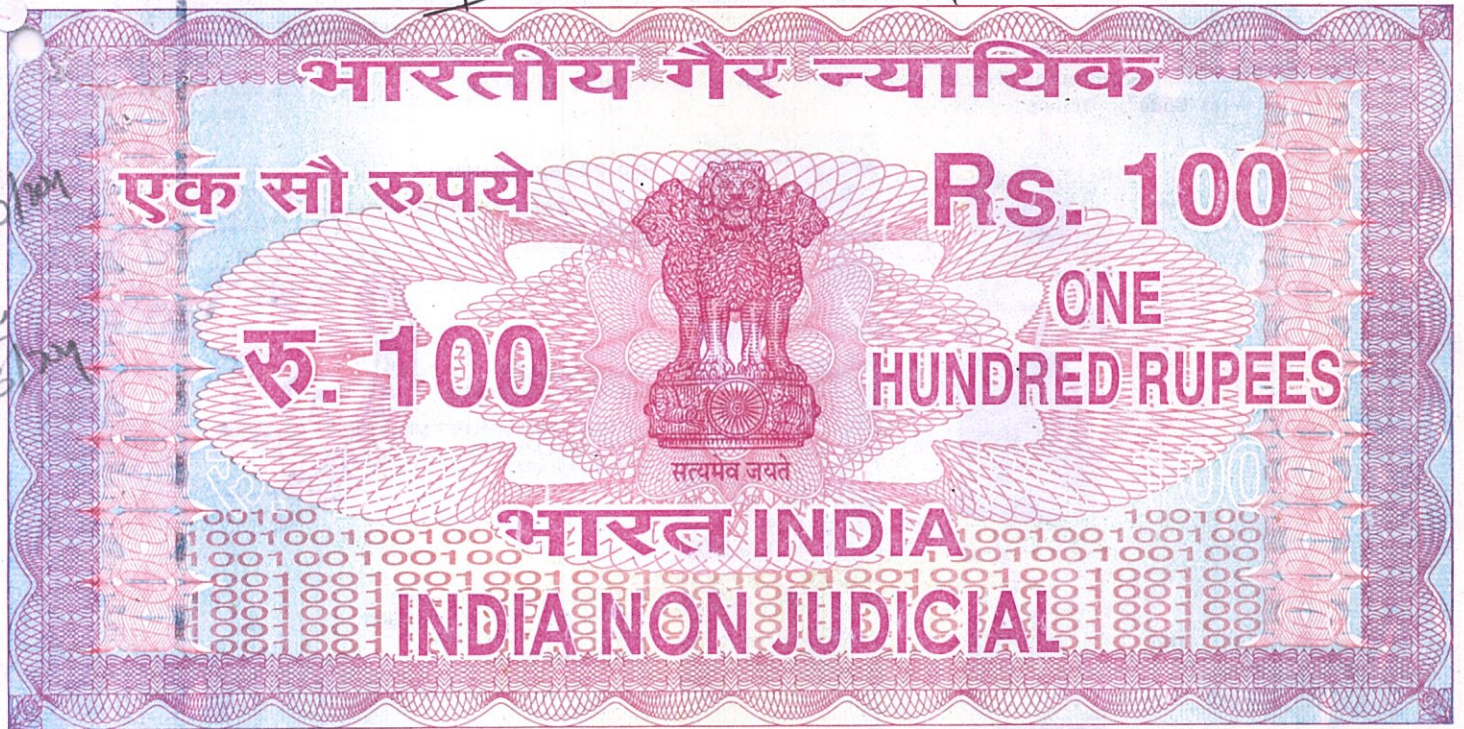




తెలంగాణ తెలంగాణ TELANGANA

AG 057158

SL. No. 16849 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, Rep. by its Director, Mr. Soham Satish Modi, S/o. Late Satish Modi, aged about 51 years.
2. Mrs. Devanshi Desai, D/o. Shri. Mahesh K. Desai aged 46 years, resident of No. 36, Prashant Bungalows, Narbad Nagar, Athva Lines, Surat-395001, Gujarat (represented by its Agreement of Sale cum General Power of attorney Holder vide document no.1575/2021, dated 17.07.2021 registered at SRO Secunderabad).

3146 8727 4389

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

IN FAVOUR OF

1. Ms. Syeda Sara Aziz, D/o. Syed Abdul Aziz, aged about 23 years, Occupation: Student, R/o. 1-4-251, Bholakpur, Musheerabad, Hyderabad-500 020 (Aadhaar no.: 811120260591).
2. Ms. Rifa Mannar, D/o. Md. Abdul Rahim, aged about 19 years, Occupation: Business, R/o. 2-3-15/A, Ram Gopalpet, Minister Road, Nallagutta, Secunderabad-500 003 (Aadhaar no.: 581760152551).

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.

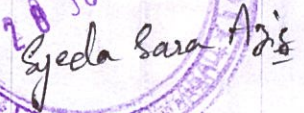
For SDNMKJ REALTY PVT. LTD.

Director

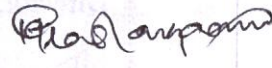
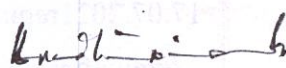
Presentation Endorsement:

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 4 and 5 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):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RIFA MANNAR::23/07/2021 [1606-1-2021-1728]	RIFA MANNAR D/O. MD ABDUL RAHIM 5-3-15/A RAM GOPALPET MINISTER ROAD, NALLAGUTTA SECUNDERABAD	
2	CL		 SYED SARA AZIZ::23/07/2021 [1606-1-2021-1728]	SYED SARA AZIZ D/O. SYED ABDUL AZIZ 5-3-15/A RAM GOPALPET MINISTER ROAD, NALLAGUTTA SECUNDERABAD	
3	EX		 [1606-1-2021-1728]EX-1-2-M/S	M/SDNMKJ REALTY PRIVATE LIMITED (REP BY SOHAM SATISH MODI[R]DEVANSHI DESAI . MAHESH K DESAI 5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD	
4	EX		 [1606-1-2021-1728]EX-1-1-SOH	SOHAM SATISH MODI[R]M/S SDNMKJ REALTY PRIVATE LIMITED 5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1606-1-2021-1728]WITNES	K PRABHAKAR REDDY AMBERPET HYD	
2		 [1606-1-2021-1728]WITNESS	SITRAMANJANEYULU BURRI INJAPUR HAYATHNAGAR	

23rd day of July, 2021

Signature of Sub Registrar
Secunderabad

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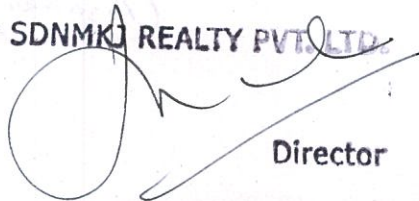


Bk - 1, CS No 1728/2021 & Doct No 1654-2021
Sheet 1 of 7
Sub Registrar
Secunderabad

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 Mahesh K Desai HUF, represented by its karta Mr. Mahesh K. Desai by way of sale deed dated 28.07.1998 registered as document no. 569/98 at SRO Secunderabad.
- C. Mrs. Devanshi Desai became the absolute owner of the Scheduled by way of gift deed from Mahesh K. Desai HUF bearing document no. 847/2016 dated 19.05.2016, registered at SRO Secunderabad.
- D. Mrs. Devanshi Desai 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. SDNLKJ Realty Private Ltd., vide document bearing no. 1575/2021 dated 17.07.2021, registered at SRO Secunderabad.
- 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 SDNLKJ REALTY PVT.LTD.



Director

1654-2021

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: XXXXXXXX2551 Name: Rifa Manar	D/O Md Abdul Rahim, Secunderabad, Hyderabad, Andhra Pradesh, 500003	
3	Aadhaar No: XXXXXXXX0591 Name: Syeda Sara Aziz	D/O Syed Abdul Aziz, Musheerabad, Hyderabad, Andhra Pradesh, 500020	

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						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	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 847CDA220721,799FNF120721 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: 4513633133026,PAYMENT MODE:CASH-1001138,ATRN:4513633133026,REMITTER NAME: MS. SYEDA SARA AZIZ,EXECUTANT NAME: SDNMKJ REALTY PRIVATE LIMITED,CLAIMANT NAME: MS.SYEDA SARA AZIZ AND RIFA MANNER) (2). AMOUNT PAID: Rs. 51000/-, DATE: 12-JUL-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4550519490713,PAYMENT MODE:NB-1001138,ATRN:4550519490713,REMITTER NAME: MRS. DEVANSHI DESAI,EXECUTANT NAME: MRS. DEVANSHI DESAI,CLAIMANT NAME: MR. B. SITARAMAN(JANEYULU).

Date:

23rd day of July,2021

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 1654 of 2021.

(1943 SE) of Book 1654 and

assigned the Identification Number (16062-1728-2021) for Scanning

Date. 23/7/2021

Registering Officer
(A. Sridhar)

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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/-	74087	22-07-2021	Mahaveer Cooperative Urban Bank, Ameerpet Branch
2.	5,50,000/-	618713	09-07-2021	SBI, Sec-Bad.
3.	5,50,000/-	785291	19-07-2021	SBI, Sec-Bad.

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.

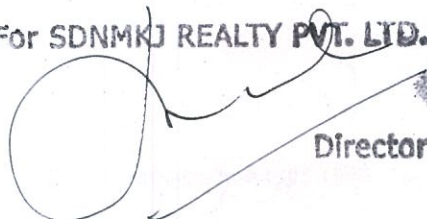
3. The Vendor declares that:

- 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

Bk - 1, CS No 1728/2021 & Doct No

/ . Sheet 3 of 7

Sub Registrar
Secunderabad

1654-2021



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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	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 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

Mrs. Devanshi Desai
Rep. by its Agreement of Sale cum
General Power of attorney Holder:
Vendor no. 2:

For SDNMKJ REALTY PVT. LTD.


Director

Ms. Syeda Sara Aziz, Purchaser: *Syeda Sara Aziz*

Ms. Rifa Mannar, Purchaser: *Rifa Mannar*

Witness no1:

Name:

Address:

Pragade
(K. P. Reddy)
Hyderabad.

Witness no. 2:

Name:

Address:

K. S. Reddy
Silarama jany
T. P. Reddy

Bk - 1, CS No 1728/2021 & Doct No

/ . Sheet 4 of 7 Sub Registrar
Secunderabad

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Plan of the Scheduled Property

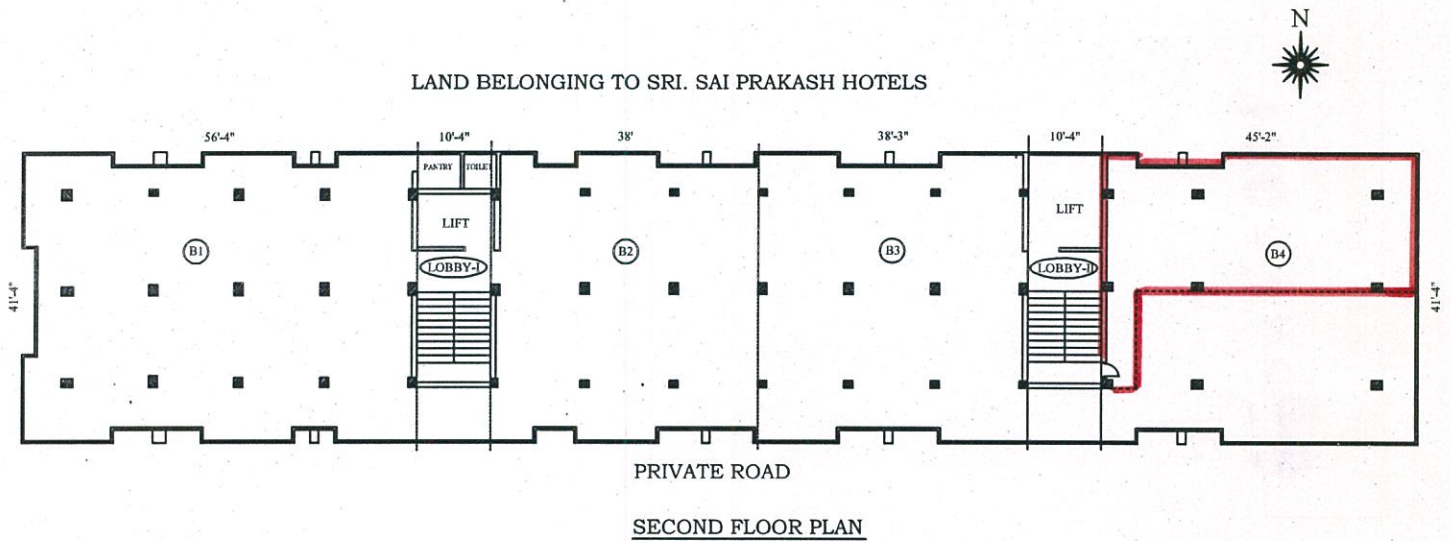
Registration Plan showing office space admeasuring 1,000 sft along with undivided share of land admeasuring 31.65 sq. yds. on the second floor (part of office no. B-4) of the building known as S. M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/18, situated at Karbala Maidan, Necklace Road,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

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

Purchaser : 1. Ms. Syeda Sara Aziz, D/o. Syed Abdul Aziz
2. Ms. Rifa Mannar, D/o. Md. Abdul Rahim

Reference: Scale: Incl: ☐ Excl: ☐

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



For SDNMKJ REALTY PVT. LTD.

Vendor:

Director

Purchaser No. 1: *Syeda Sara Aziz*

Purchaser No. 2: *Rifa Mannar*

Bk - 1, CS No 1728/2021 & Doct No

2
Sub Registrar
Secunderabad

Sheet 5 of 7

4654-2021



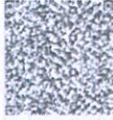
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भारत सरकार
GOVERNMENT OF INDIA



సోహం సలిష్ మోడి
Soham Salish Modi
పుట్టిన తేదీ / YOB: 1969
పురుషుడు / Male



3146 8727 4389

ఆధార్ - ఆధార్ - స్వామాన్యమానవుడి హక్కు

[Signature]

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సలిష్ మోడి, ప్లాట్ నెం.
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర బంజరా హిల్స్
ఖైరాతాబాద్, బంజరా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
S/O: Salish Modi, plot no. 280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar

Devanshi
SDNMMH

భారత ప్రభుత్వం
Government of India



సైదా శర అజిజ్
Syeda Sara Aziz
పుట్టిన తేదీ / DOB : 19/09/1998
స్త్రీ / Female



8111 2026 0591

నా ఆధార్, నా గుర్తింపు
Syeda Sara Aziz

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
D/O సైద్ అబ్దుల్ అజిజ్, 1-4-251,
భోలక్పూర్, ముషీరాబాద్, ముషీరాబాద్,
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500020

Address:
D/O Syed Abdul Aziz, 1-4-251,
Bholakpur, Musheerabad,
Musheerabad, Hyderabad, Andh
Pradesh, 500020

1947

help@uidai.gov.in

www.uidai.gov.in

8111 2026 0591

భారత ప్రభుత్వం
Government of India



రిఫా మానర్
Rifa Manar
పుట్టిన తేదీ / DOB : 13/12/2002
స్త్రీ / Female

5817 6015 2551

నా ఆధార్, నా గుర్తింపు
Rifa Manar

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: D/O మద్ అబ్దుల్ రహిమ్,
2-3-15/అ, నల్లగుట్ట, రాంగేపల్ పెట్, సికింద్రాబాద్
సికింద్రాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500003

Address: D/O Md Abdul Rahim, 2-3-15/A,
Nallagutta, ramgopal pet, secunderabad,
Secunderabad, Hyderabad, Andhra
Pradesh, 500003

Print Date : 09/04/2021

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5817 6015 2551

Issue Date : 17/04/2011

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Secunderabad

1654-2021



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భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy



పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204



సమాధి సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

ఆధార్ - సామాన్యని హక్కు

Kandi Prabhakar Reddy



భారత సర్కార్
GOVERNMENT OF INDIA

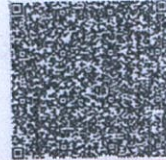


సితారామాంజనేయులు బురి
Sitaramanjaneyulu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE

Mobile No: 9849629678

4830 9962 3820

VID : 9183 9026 9107 8060



నా ఆధార్ - నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరునామా:

S/O కోటేశ్వర రావు బురి, ప్లాట్ నో 1, 6-107/1, శ్రీ
వెంకటేశ్వర కాలనీ, గ్రాంపంచాయతీ డిగ్లర్, ఇంజాపూర్,
హయత్ నగర్, 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



1800 300 1947

help@uidai.gov.in



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WWW

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

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/ ____ Sheet 7 of 7 Sub Registrar
Secunderabad

1654-2021



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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1606-1-1654/2021

Date: 29/07/2021

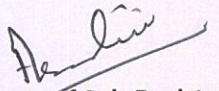
CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 4 of Section 207 of **Greater Hyderabad Municipal Corporation (GHMC)** Act, 1955, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Greater Hyderabad Municipal Corporation (GHMC)**.

House No.	5-4-187/5/18
PTIN/Assessment No.	1305500002
District	HYDERABAD
Circle Name	BEGUMPET, GHMC
Locality	RANIGUNJ
Transferor (Name of previous PT Assessee in the Tax Records)	1. DEVANSHI DESAI (R. MAHESH K DESAI) 2. M/S SDNMKJ REALTY PRIVATE LIMITED (R. NA)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. RIFA MANNAR (D/o. MD ABDUL RAHIM) 2. SYED SARA AZIZ (D/o. SYED ABDUL AZIZ)
Document Registration No.	1606-1654/2021 [1]
Document Registration Date	23/07/2021

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.


Signature of Sub-Registrar
(SECUNDERABAD)



REGISTRATION AND STAMPS DEPARTMENT
Government of Telangana

No.: 1606-1-1824/2021

Date: 29/07/2021

CERTIFICATE OF TRANSFER/MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 4 of Section 307 of Greater Hyderabad Municipal Corporation (GHMC) Act, 1985, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of Greater Hyderabad Municipal Corporation (GHMC).

House No.	5-4-187/5/18
PTIN/Assessment No.	1302500002
District	HYDERABAD
Circle Name	BEGUMPET GHMC
Locality	RANGUNI
Transferor (Name of previous PT Assessee in the Tax Records)	1. DEVANSHI DESAI (R. MAHESH K DESAI) 2. M/S SDNIMKI REALTY PRIVATE LIMITED (R. NA)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. RIFA MANNAR (D/O. MD ABUL RAHIM) 2. SYED SARA AZIZ (D/O. SYED ABUL AZIZ)
Document Registration No.	1606-1824/2021 (1)
Document Registration Date	23/07/2021

Note:

1. This certificate does not amount to regularization of unauthorized constructions. If any or more against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/they shall be liable for civil and criminal action.


Signature of Sub-Registrar
(HYDERABAD)