

ACE
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Doc no !

1657-2021

SCANNED

SALE DEED

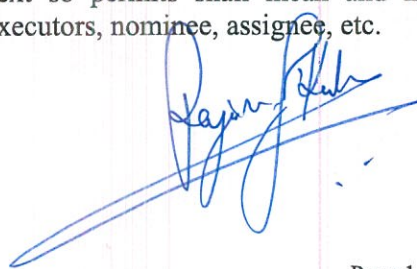
This Sale Deed is made and executed on this the th5 day of July, 2021 at Secunderabad by:

Mr. Rajesh J. Kadakia, S/o. Late Mr. Jayantilal M. Kadakia, aged about 66 years. R/o. 5-2-223, Gokul, 3rd floor, Opp. Andhra Bank, Distillery Road, Hyderbasti, Secunderabad – 500 003, presently residing at 910 S. El Camino Real, San Clemente, CA 92672.
Hereinafter referred to as the Vendor.

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 (Aadhar no.: 961314742784).
Hereinafter referred to as the Purchaser.

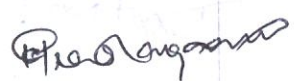
The term Vendor and Purchaser where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.



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. 31525/- paid between the hours of 6 and 2 on the 23rd day of JUL, 2021 by Sri Rajesh J Kadakia

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 BHONAGIRI KIRAN KUMAR: [1606-1-2021-1741]	BHONAGIRI KIRAN KUMAR S/O. LATE B GANARAM GOUD 1-8-215/24/2 AND 3 P NO 18/A LALBHADUR NAGAR COLONY, PG ROAD SECUNDERBAD	
2	EX		 [1606-1-2021-1741]EX-1-1-K P	K PRABHAKAR REDDY[R]RAJESH J KADAKIA . LATE JAYANTILAL M KADAKIA 2-3-64/10/24 JAISWAL COLONY, AMBERPET HYDERBAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1606-1-2021-1741]WITNESS:	B SITRAMANJANEYULU INJAPUR HAYATHNAGAR	
2		 [1606-1-2021-1741]WITNESS:2:	M MALLAREDDY ANAJPUR AP	

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: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX2784 Name: Bhonagiri Kiran Kumar	C/O Bhonagiri Gangaram Goud Late, Secunderabad, Hyderabad, Telangana, 500003	

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Sub Registrar
Secunderabad
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1657-2021

A. Details of title of original owners and developers.

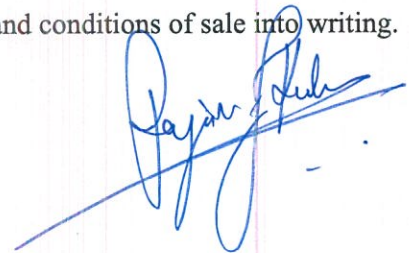
- i. Late. Shri. Pravin Chandra Modi was the sole, absolute and exclusive owner of land admeasuring 1980 sq yds forming part of the land known as Karbala Maidan, situated at M.G. Road, Secunderabad – 500 003, by virtue of registered sale deed bearing document No. 1686 of 1965 dated 28.05.1965 registered at S.R.O, Hyderabad -A1.
- 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 Vendors and Consenting Parties mentioned herein.

B. The Vendor became the absolute owner of office space A-2 admeasuring 1,087 sft along with undivided share of land admeasuring 24.15 sq yds on the first floor of the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/15, 16, & 17 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003 by way of deed of partition of Jayantilal M Kadakia Minor HUF dated 31.03.2005. 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 had sold the Scheduled Property to Jayantilal M Kadakia Minor HUF by way of sale deed dated 30.07.1986 registered as document no. 495/90 at SRO Secunderabad. The sale deed was corrected by way of rectification deed dated 18.08.2015 registered a document no. 94/2015 at SRO Secunderabad. The Vendor herein became owner of the Scheduled Property upon partitioning of the HUF.

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

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



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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						
	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	0	0	346775	0	0	0	346775
Transfer Duty	NA	0	94575	0	0	0	94575
Reg. Fee	NA	0	31525	0	0	0	31525
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	6305	0	0	0	6305
Total	0	0	479280	0	0	0	479280

Rs. 441350/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 31525/- towards Registration Fees on the chargeable value of Rs. 6304600/- was paid by the party through E-Challan/BC/Pay Order No ,930IKD220721 dated ,22-JUL-21 of ,SBIN/

Online Payment Details Received from SBI e-P
(1). AMOUNT PAID: Rs. 479280/-, DATE: 22-JUL-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2421324730828,PAYMENT MODE:CASH-1001138,ATRN:2421324730828,REMITTER NAME: MR. RAJESH J. KADAKIA,EXECUTANT NAME: MR. RAJESH J. KADAKIA,CLAIMANT NAME: MR. BHONAGIRI KIRAN KUMAR)

Date: 23rd day of July,2021

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION
Registered as Doct. No. 1657 of 2021
(1943 SE) of Book 1 and
assigned the Identification Number
C16061-1741-2021 for Scanning
Dated 23/7/2021
Registering Officer
A. SRIDEVI



Now therefore this sale deed witnesseth as follows:

1. The Purchaser has paid the total consideration of Rs. 42,50,170/- (Rupees Forty Two Lakhs Fifty Thousand One Hundred and Seventy 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.	27,00,000	74081	22/07/21	Mahesh co-op Urban bank
2.	2,75,119	564265	01/07/21	IDBI Bank SD Road, Sec-6
3.	12,75,051	By way of TDS deducted		NA

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:
- The Vendor is the absolute owner of the Scheduled Property.
 - There are no other claimants to the Scheduled Property.
 - No other party has any claim to any easement rights in the Scheduled Property.
 - The recitals mentioned in this deed are true to the best of the Vendor's knowledge.
 - There are no proceedings or suits pending in any court of law, revenue department, statutory authorities, tribunals, etc., in relation to the Scheduled Property.
 - The Vendor gives guarantee of title to the Purchaser.
 - The Vendor indemnifies the Purchaser against any claim made by any party on the Scheduled Property.
 - 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.
 - 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.

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/ . Sheet 3 of 8

Sub Registrar
Secunderabad

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Details of Schedule Property

All that portion being office space A-2 admeasuring 1,087 sft along with undivided share of land admeasuring 24.15 sq yds on the first floor of the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/15, 16, & 17, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, marked in red in the plan attached herein and bounded by:

North	Land belonging to Sri Sai Prakash Hotels
South	Private road and P M Modi Commercial Complex
East	Premises no. A3
West	Premises no. A1

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

Vendor:

Purchaser:

Witness no1:

Name:

Address:

Witness no. 2:

Name:

Address:

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Sub Registrar
Secunderabad

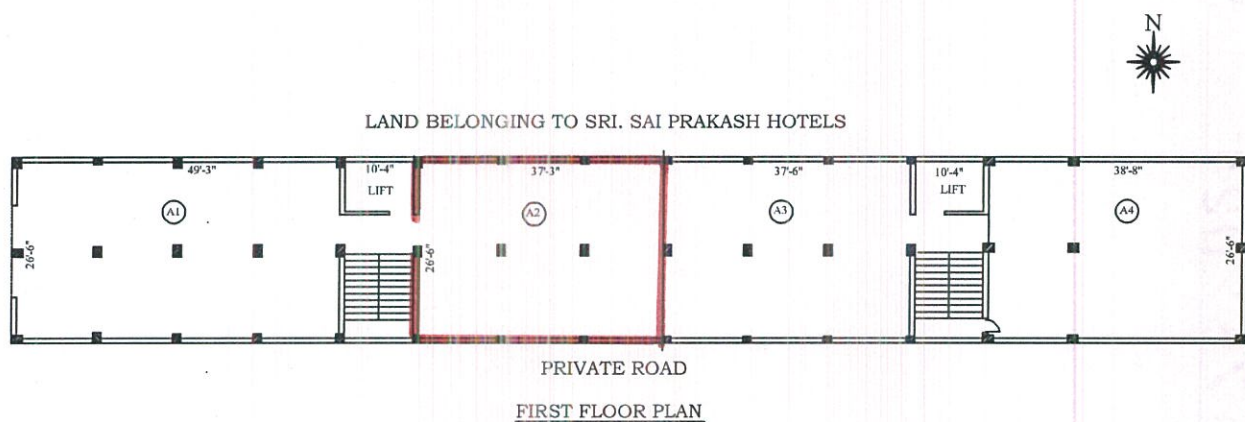
1657-2021

Plan of the Scheduled Property.

Registration plan showing office space A-2, admeasuring 1,087 sft along with undivided share of land admeasuring 24.15 sq yds on the first floor of the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/15, 16 & 17, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003

Vendor: Mr. Rajesh J. Kadakia, S/o. Late Mr. Jayantilal M. Kadakia
Purchaser: Bhonagiri Kiran Kumar, S/o. Late Mr. B. Gangaram Goud

Reference: Scale: Incl: Excl:
Area: 24.15 Sq. Yds., Built-Up Area 1,087 sft.



Vendor:

Purchaser:

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Sub Registrar
Secunderabad



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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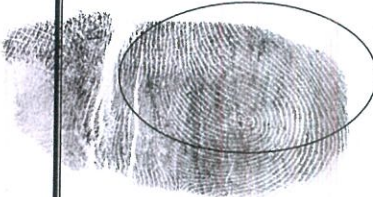
VENDOR:

MR. RAJESH J. KADAKIA
S/O. LATE MR. JAYANTILAL M. KADAKIA
R/O. 5-2-223, GOKUL, 3RD FLOOR
OPP. ANDHRA BANK
DISTILLERY ROAD
HYDERBASTI, SECUNDERABAD – 500 003
PRESENTLY RESIDING AT 910 S
EL CAMINO REAL
SAN CLEMENTE, CA 92672.



SPA HOLDER VIDE VALIDATED FILE NO. E1/
4087/21, DT. 20.07.2021, REGD. AT DISTRICT
REGISTRAR, HYDERABAD.

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. 2-3-64/10/24
JAISWAL COLONY
AMBERPET
HYDERABAD.



PURCHASER:

MR. BHONAGIRI KIRAN KUMAR
S/O. MR. LATE B. GANGARAM GOUD
R/O. TIRUMALA PRIDE
H. NO. 1-8-215/24/2 & 3, P. NO. 18/A
LALBAHADUR NAGAR COLONY
P. G. ROAD, BESIDE INNOVATION APTS
SECUNDERABAD – 500 003.

SIGNATURE OF WITNESSES:

1.

2.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California _____
County of Orange _____

On 07/05/2021 before me, Sahil P. Desai, Notary Public
(insert name and title of the officer)

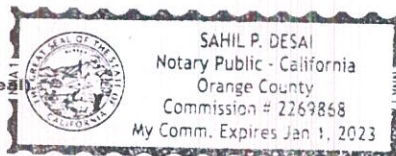
personally appeared Rajesh J. Kadakia
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



SIGNATURE OF THE VENDOR

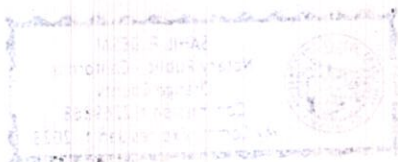
SIGNATURE OF THE PURCHASE

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Secunderabad

1657-2021



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NOT VALID UNTIL SIGNED

Passport Center

P<USAKADAKIA<<RAJESH<JAYANTILAL<<<<<<<<<<<
2007412907USA5501214M0906102<<<<<<<<<<<<08



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____ / ____ . Sheet 7 of 8 Sub Registrar
Secunderabad

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భారత ప్రభుత్వం
Government of India

కాండ్రి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన తేదీ/DOB: 1974
పురుషుడు / Male

3287 6953 9204

ఆధార్ - సామాన్య ని హక్కు

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

To:
Kandi Prabhakar Reddy
Kandi Prabhakar Reddy
2-3-62/10/24, 1st FLOOR KAMALA NILAYAM
JAYVIL COLONY
Anaparthi
Anaparthi, Hyderabad
Andhra Pradesh - 500013

Prabhakar Reddy

భారత ప్రభుత్వం
Government of India

భోనగిరి కిరణ్ కుమార్
Bhonagiri Kiran Kumar
పుట్టిన తేదీ/DOB: 12/11/1981
పురుషుడు/ MALE

9613 1474 2784
VID : 9186 5486 9369 3477

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
C/O భోనగిరి గంగారం గౌడ్ లేట్, తిరుమల ప్రైడ్ హిల్స్
1-8-215/24/2 అండ్ 3, పి నో 18/ఏ, లల్బాదుర్ నగర్
నగర్ కాలనీ, ఇన్నోవేషన్ అపార్ట్ మెంట్ ప్రక్కన, వీజీ రోడ్,
సీకండరాబాద్, హైదరాబాద్,
తెలంగాణ - 500003

Address:
C/O Bhonagiri Gangaram Goud Late,
Tirumala Pride H No 1-8-215/24/2 And 3,
P No 18/A, Lalbahadur Nagar Colony,
Beside Innovation Apartment, P G Road,
Secunderabad, Hyderabad,
Telangana - 500003

9613 1474 2784
VID : 9186 5486 9369 3477

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సితారామంజనేయులు బుర్రి
Sitaramanjanyulu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE

Mobile No: 9849629678

4830 9962 3820
VID : 9183 9026 9107 8060

నా ఆధార్ - నా గుర్తింపు

భారతీయ విశిష్ట పఠచాన ప్రాధికరణ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O కోటేశ్వర రావు బుర్రి, ప్లాట్ నో 1, 6-107/1, శ్రీ
వెంకటేశ్వర కాలనీ, గ్రాంపంచాయతీ దగ్గర, 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

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మెండు మల్లారెడ్డి
MENDU MALLAREDDY
పుట్టిన తేదీ / DOB : 07/08/1965
పురుషుడు / MALE

4285 0811 4952

ఆధార్ - సామాన్య మానవుడి హక్కు

భారతీయ విశిష్ట పఠచాన ప్రాధికరణ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O మెండు రామ్ రెడ్డి, 2-50,
అనాజ్ పూర్, అనాజ్ పూర్, రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్, 501512

Address:
S/O Mendu Ram Reddy, 2-50,
ANAJ PUR, Anajpur,
Rangareddi, Andhra Pradesh,
501512

4285 0811 4952

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Sub Registrar
Secunderabad

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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1606-1-1657/2021

Date: 29/07/2021

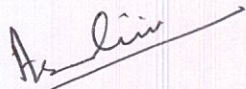
CERTIFICATE OF TRANSFER/ MUTATION

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.	5-4-187/5/17
PTIN/Assessment No.	1305500006
District	HYDERABAD
Circle Name	BEGUMPET, GHMC
Locality	RANIGUNJ
Transferor (Name of previous PT Assessee in the Tax Records)	1. RAJESH J KADAKIA (R. LATE JAYANTILAL M KADAKIA)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. BHONAGIRI KIRAN KUMAR (S/o. LATE B GANARAM GOUD)
Document Registration No.	1606-1657/2021 [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

Date: 20/07/2021

No: 1866-1-1857/2021

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Subsection 4 of Section 20 of Greater Hyderabad Municipal Corporation (GHMC) Act, 1952, and based on the documents/ information furnished by the Applicant, the following transfer is effected in the records of Greater Hyderabad Municipal Corporation (GHMC).

House No.	5-4-187/2017
PTIN/Assessment No.	330220006
District	HYDERABAD
Circle Name	REGULATED GHMC
Locality	RANGUNI
Transferor (Name of previous RT Assessee in the Tax Record)	1. RAJESH KADAKA (LATE JAYANTILAL M KADAKA)
Transferee (Name of RT Assessee now entered in the Tax Record)	1. BHONAGIRI KIRAN KUMAR (S/O. LATE B GANARAM BOGU)
Document Registration No.	1866-1857/2021
Document Registration Date	20/07/2021

- Note:
1. This certificate does not amount to registration of a transfer of property and it can be made against a registered plan.
 2. This certificate will be deemed to be cancelled, if it comes to notice that it has been obtained by fraud/Deceit or Misuse of Power.
 3. This certificate does not entitle the transferee to registration of government lands or other lands.
 4. This certificate is valid against all third parties furnished by the transferor and transferee. In case the details furnished by either of any one of them are found to be false, the certificate shall be liable for nullity and cancellation.


Signature of Sub-Registrar
(SECUNDERABAD)