

1883/2021

CS No.

1739/2021

SCANNED

Document no:

1660-2021

SALE DEED

This Sale Deed is made and executed on this the 5th 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

Mrs. Bhonagiri. Vijayashree, W/o. B. Kiran Kumar, aged about 39 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.: 730930960474).
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.

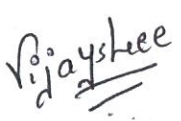
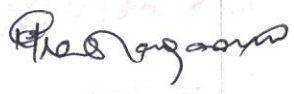
Vijayashree

Rajesh J. Kadakia

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. 41470/- paid between the hours of 5 and 9 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 VIJAYASHREE::23/C [1606-1-2021-1739]	BHONAGIRI VIJAYASHREE W/O. B KIRAN KUMAR 1-8-215/24/2 AND 3 P NO 18/A LALBHADUR NAGAR COLONY, PG ROAD SECUNDERBAD	
2	EX		 [1606-1-2021-1739]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		 [1606-1-2021-1739]WITNESS:	B SITRAMANJANEYULU INJAPUR HAYATHNAGAR	
2		 [1606-1-2021-1739]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: XXXXXXXX0474 Name: Bhonagiri Vijayashree	C/O Bongiri Kiran Kumar, Secunderabad, Hyderabad, Telangana, 500003	

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 B-2 admeasuring 1,430 sft along with undivided share of land admeasuring 31.77 sq yds on the second 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 partition of Shri Rajesh Kadakia HUF dated 05.01.2010. 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 Shri Rajesh Kadakia HUF by way of sale deed dated 01.08.1986 registered as document no. 497/90 at SRO Secunderabad. The sale deed was corrected by way of rectification deed dated 18.08.2015 registered a document no. 96/2015 at SRO Secunderabad. The Vendor herein became the absolute owner of the Scheduled Property upon partition of Shri Rajesh Kadakia 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.

Vijayshree

Rajesh Kadakia

1660-2021

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	0	0	456170	0	0	0	456170
Transfer Duty	NA	0	124410	0	0	0	124410
Reg. Fee	NA	0	41470	0	0	0	41470
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	8294	0	0	0	8294
Total	0	0	630444	0	0	0	630444

Rs. 580580/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 41470/- towards Registration Fees on the chargeable value of Rs. 8294000/- was paid by the party through E-Challan/BC/Pay Order No ,302V4I220721 dated ,22-JUL-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 630444/-, DATE: 22-JUL-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8841419918314,PAYMENT MODE:CASH-1001138,ATRN:8841419918314,REMITTER NAME: MR. RAJESH J. KADAKIA,EXECUTANT NAME: MR. RAJESH J. KADAKIA,CLAIMANT NAME: MRS. BHONAGIRI VIJAYASHREE).

Date:
23rd day of July,2021

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 1660 of 2021.

(1943 SE) of Book 2 and

assigned the Identification Number

C1606-1-1739-2021 for Scanning

Date 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. 48,62,000/- (Rupees Forty Eight Lakhs Sixty Two thousand 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.	32,00,000	74084	22/07/21	Mahaveer co-op Urban Bank
2.	2,03,400	460978	01/07/21	IDBI Bank SD Road Sec-64
3.	14,58,600	By way of TDS deducted		NA

[Handwritten signature]

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.

Vijayshee

[Handwritten signature]

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/ _____. Sheet 3 of 8 Sub Registrar
Secunderabad

1660-2021



Details of Schedule Property

All that portion being office space B-2 admeasuring 1,430 sft along with undivided share of land admeasuring 31.77 sq yds on the second 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. B3
West	Premises no. B1

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

Vendor:

Purchaser:

Witness no1:

Name:

Address:

Witness no. 2:

Name:

Address:

Bk - 1, CS No 1739/2021 & Doct No / . Sheet 4 of 8 Sub Registrar
Secunderabad

1660-2021

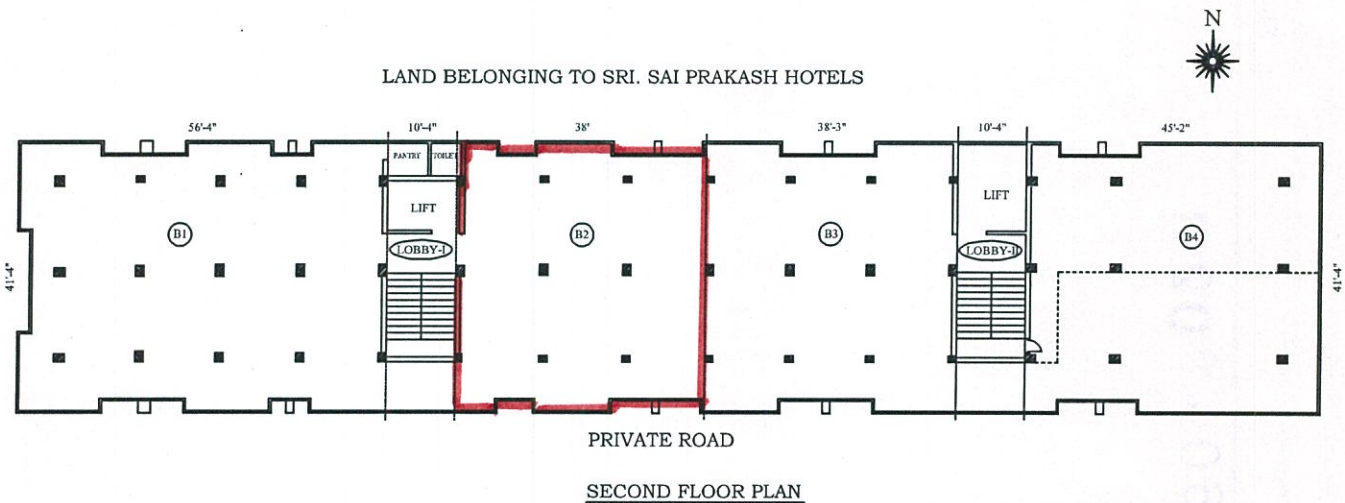


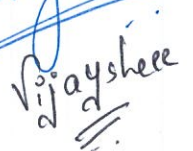
Plan of the Scheduled Property.

Registration plan showing office space B-2, admeasuring 1,430 sft along with undivided share of land admeasuring 31.77 sq yds on the second 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: Mrs. Bhonagiri Vijayashree, W/o. Mr. B. Kiran Kumar.

Reference: Scale: Incl: Excl:
Area: 31.77 Sq. Yds., Built-Up Area 1,430 sft.



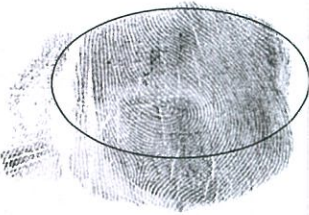
Vendor: 
Purchaser: 

Bk -1, CS No 1739/2021 & Doct No 2 / _____. Sheet 5 of 8 Sub Registrar
Secunderabad

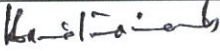
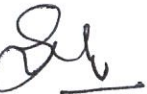
1660-2021



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: MR. RAJESH J. KADAKIA S/O. LATE MR. JAYANTILAL M. KADAKIA R/O. 5-2-223, GOKUL, 3 RD 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. <u>E1/</u> <u>4091/21</u> , DT <u>20.07.2021</u> , 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 VIJAYASHREE W/O. B. KIRAN KUMAR 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

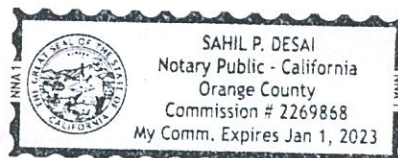
On 07/05/2021 before me, Sahil P. Desai, Notary Public
(insert name and title of the officer)

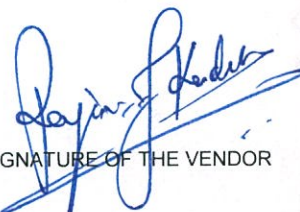
personally appeared Rajesh J. Kadakia
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

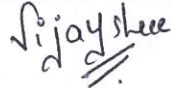
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)




SIGNATURE OF THE VENDOR

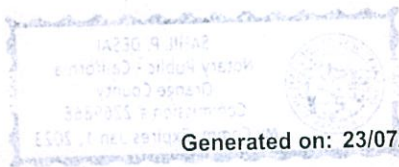

SIGNATURE OF THE PURCHASE

Bk - 1, CS No 1739/2021 & Doct No

/ . Sheet 6 of 8

Sub Registrar
Secunderabad

1660-2021



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Le Secrétaire d'Etat des Etats-Unis d'Amérique
 *prie par les présentes toutes autorités compétentes de laisser passer le citoyen
 ou ressortissant des Etats-Unis titulaire du présent passeport, sans délai ni
 difficulté et, en cas de besoin, de lui accorder toute aide et protection légitimes.*

El Secretario de Estado de los Estados Unidos de América por el presente solicita a las autoridades competentes permitir el paso del ciudadano o nacional de los Estados Unidos aquí nombrado, sin demora ni dificultades, y en caso de necesidad, prestarle toda la ayuda y protección lícitas.

SIGNATURE OF BEARER/SIGNATURE DU TITULAIRE/FIRMA DEL TITULAR

NOT VALID UNTIL SIGNED

PASSPORT
PASSEPORT
PASAPORTE

USA



UNITED STATES OF AMERICA

Type / Type / Tipo	Code / Code / Código	Passport No. / No. du Passeport / No. do Pasaporte
P	USA	200741290

Surname / Nom / Apellidos

KADAKIA

Given names / Prénoms / Nombres
RAJESH KANTHAI

RAJESH JAYANTILAL

Nationality / Nationalité / Nacionalidad
UNITED STATES OF AMERICA

Date of birth: Date de naissance / Fecha de nacimiento

21 Jan 1955

Sex / Sexe / Sexo: Place of birth / Lieu de naissance / Lugar de nacimiento: INDIA

M

11 Jun 1999

Date of expiration / Date d'expiration / Fecha de caducidad

10 Jun 2009

Amendments, Modifications, Entendidas
See Page 24

See Page 24

RAJESH KAYANT

RAJESH K

Authority / Autorité / Autoridad

National

Passport Center

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



Bk - 1, CS No 1739/2021 & Doct No
____ / ____ . Sheet 7 of 8 Sub Registrar
Secunderabad

1660-2021

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B2

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

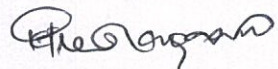
3287 6953 9204



నమోదు 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

భారత ప్రభుత్వం
Government of India

భోనగిరి విజయశ్రీ
Bhonagiri Vijayashree

పుట్టిన తేదీ / DOB : 01/04/1982
స్త్రీ / Female

7309 3096 0474

నా ఆధార్, నా గుర్తింపు

23/03/2012

Vijayashree

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: C/O బంగిరి కిరణ్ కుమార్, తిరుమల ప్రైడ్, ప్లట్ నెం 1-8-215/24/2 అండ్ 3, పి నెం 18/ఎ, లల్బాహదూర్ నగర్ కాలనీ, బిసిడ్ ఇనోవేషన్ అపార్ట్మెంట్, పి జి రోడ్, సెకండరాబాద్, హైదరాబాద్, తెలంగాణ, 500003

Address: C/O Bongiri Kiran Kumar, Tirumala Pride, H No 1-8-215/24/2 And 3, P No 18/A, Lalbahadur Nagar Colony, Besid Innovation Apartment, P G Road, Secunderabad, Hyderabad, Telangana, 500003

7309 3096 0474

1947 help@uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సీతారామంజనేయులు బురి
Sitaramanjaneeyulu Burri

పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE

Mobile No: 9849629678

4830 9962 3820

VID : 9183 9026 9107 8060

నా ఆధార్ - నా గుర్తింపు

Kanani

భారతీయ విశిష్ట పఠచాన ప్రాధికరణ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O కోటేశ్వర రావు బురి, ప్లాట్ నెం 1, 6-107/1, శ్రీ వెంకటేశ్వర కాలనీ, గ్రాంపంచాయతీ డిగ్రీ, 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

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మెండు మల్లారెడ్డి
MENDU MALLAREDDY

పుట్టిన తేదీ / DOB : 07/08/1965
పురుషుడు / MALE

4285 0811 4952

ఆధార్ - సామాన్యమానవుడి హక్కు

Me

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

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

Bk - 1, CS No 1739/2021 & Doct No
____ / ____ Sub Registrar
Secunderabad

1660-2021

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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1606-1-1660/2021

Date: 29/07/2021

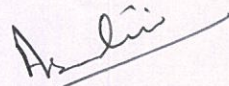
CERTIFICATE OF TRANSFER/ MUTATION

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.	1305500008
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 VIJAYASHREE (W/o. B KIRAN KUMAR)
Document Registration No.	1606-1660/2021 [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)



Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

No. 1206-1/2007/2021

Date: 20/07/2021

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under sub-section 4 of Section 507 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.	B-4-1875/17
PTIN/Assessment No.	1302500008
District	HYDERABAD
Circle Name	BEGUMPET GHMC
Locality	RANIGUNI
Transferor (Name of previous PT Assessee in the Tax Records)	1. RAJESH KADAKIA (R. LATE JAYANTILAL M. KADAKIA)
Transferee (Name of PT Assessee new entered in the Tax Records)	1. BHONAGIRI VIJAYASHREE (W/O. B. KIRAN KUMAR)
Document Registration No.	1806-1850/2021 (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/they shall be liable for civil and criminal action.

Signature of Sub-Registrar
(SECURED/2021)