1551/2021

CSNW
1736/2021

Document No: 1661-2021

SCANNED

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

1. 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).

2. Md. Abdul Rahim, S/o. Md. Abdul Kareem, aged about 56 years, Occupation: Business, R/o. 2-3-15/A, Ram Gopalpet, Minister Road, Nallagutta, Secunderabad – 500 003 (Aadhar no.: 290587047283).

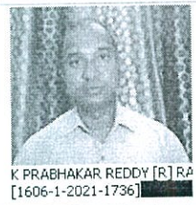
Hereinafter jointly referred to as the Purchaser.

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. 21450/- paid between the hours of 6 and 7 on the 23rd day of JUL, 2021 by Sri Rajesh J Kadakia

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		ABDUL RAHIM::23/07/2021.I [1606-1-2021-1736]	**ABDUL RAHIM** **S/O. MD ABDUL KAREEM** 2-3-15/A RAM GOPALPET MINISTER ROAD NALLAGUTTA, SECUNDERABD	
2	CL		BHONAGIRI KIRAN KUMAR::23 [1606-1-2021-1736]	**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	
3	EX		 K PRABHAKAR REDDY [R] RA [1606-1-2021-1736]	**K PRABHAKAR REDDY[R]RAJESH J KADAKIA** **. LATE JAYANTILAL M KADAKIA** 2-3-64/10/24 JAISWAL COLONY, AMBERPET HYDERBAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		SITRAMANJANEYULU BURRI::2 [1606-1-2021-1736]	**SITRAMANJANEYULU BURRI** INJAPUR R R DIST	
2		MENDU MALLAREDDY::23/07/2 [1606-1-2021-1736]	**MENDU MALLAREDDY** ANAJPUR AP	

Bk - 1, CS No 1736/2021 & Doct No 1661 / 2021. Sheet 1 of 8 Sub Registrar Secunderabad

23rd day of July,2021

Signature of Sub Registrar
Secunderabad

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	**Aadhaar No: XXXXXXXX2784** Name: Bhonagiri Kiran Kumar	C/O Bhonagiri Gangaram Goud Late, Secunderabad, Hyderabad, Telangana, 500003	
2	**Aadhaar No: XXXXXXXX7283** Name: Mohammed Abdul Rahim	C/O Mohammed Abdul Kareem, Secunderabad, Hyderabad, Telangana, 500003	

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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 -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 2 shops bearing nos. 8 & 9 admeasuring 739.50 sft along with undivided share of land admeasuring 16.43 sq yds on the ground floor of the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/11, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003 by way of gift deed dated 20.11.2009 registered as document no. 1724/2009 registered at SRO Secunderabad. 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 Smt. Swathi S Kadakia by way of sale deed dated 12.09.1983 registered as document no. 405/83 at SRO Secunderabad. The sale deed was corrected by way of rectification deed dated 18.08.2015 registered a document no. 97/2015 at SRO Secunderabad. Smt. Swathi S Kadakia in turn gifted the Scheduled Property to the Vendor herein.

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.

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 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	0	0	235950	0	0	0	235950
Transfer Duty	NA	0	64350	0	0	0	64350
Reg. Fee	NA	0	21450	0	0	0	21450
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	4290	0	0	0	4290
Total	0	0	326140	0	0	0	**326140**

Rs. 300300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 21450/- towards Registration Fees on the chargeable value of Rs. 4292000/- was paid by the party through E-Challan/BC/Pay Order No ,736P0F220721 dated ,22-JUL-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 326140/-, DATE: 22-JUL-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2429755195338,PAYMENT MODE:CASH-1001138,ATRN:2429755195338,REMITTER NAME: MR. RAJESH J. KADAKIA,EXECUTANT NAME: MR. RAJESH J. KADAKIA,CLAIMANT NAME: MR. BHONAGIRI KIRAN KUMAR AND OTHERS) .

Date:
23rd day of July,2021

Signature of Registering Officer
Secunderabad

Bk - 1, CS No 1736/2021 & Doct No ____/____. Sheet 2 of 8 Sub Registrar Secunderabad

1661 - 2021

CERTIFICATE OF REGISTRATION

Registered as Doct. No....1661.....of 20..21.
(1943 SE) of Book.....-I-.....and
assigned the Identification Number
(1606-I-1736...2021.....for Scanning
Date. 23/21...2021....

Regestering Officer
A. SRIDEVI

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Now therefore this sale deed witnesseth as follows:

1. The Purchaser has paid the total consideration of Rs. 35,20,000/- (Rupees Thirty Five Lakhs Twenty 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.	24,00,000	74079	22/7/21	Mahesh co-op Urban Bank
2.	32,000	564263	01/07/21	IDBI Branch S.D.Road, Sec-bad.
3.	32,000	941720	01/07/21	SBI Ranigunj Sec-bad.
4.	10,56,000	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:
   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.

Bk - 1, CS No 1736/2021 & Doct No
_____ / _____. Sheet 3 of 8 Sub Registrar
Secunderabad

1661-2021

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Details of Schedule Property

All that portion being 2 shops bearing nos. 8 & 9 admeasuring 739.50 sft along with undivided share of land admeasuring 16.43 sq yds on the ground floor of the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/11, 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	Shop no. 7
West	Staircase

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

Vendor:

Purchaser no.1:

Purchaser no.2:

Witness no1:
Name:
Address:

Witness no. 2:
Name:
Address:

Bk - 1, CS No 1736/2021 & Doct No
_____ / _____. Sheet 4 of 8 Sub Registrar
Secunderabad

1661-2021

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Plan of the Scheduled Property.

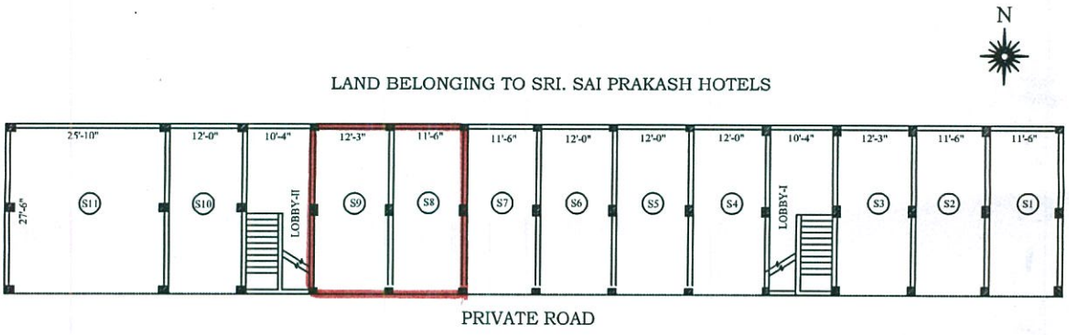
Registration plan showing 2 shops bearing nos. 8 & 9 admeasuring 739.50 sft along with undivided share of land admeasuring 16.43 sq yds on the ground floor of the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/11, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003

Vendor: Mr. Rajesh J. Kadakia, S/o. Late Mr. Jayantilal M. Kadakia
Purchaser:

1. Bhonagiri Kiran Kumar, S/o. Late Mr. B. Gangaram Goud
2. Md. Abdul Rahim, S/o. Md. Abdul Kareem

Reference: Scale: Incl: Excl:

Area: 16.43 Sq. Yds., Built-Up Area 739.50 sft.



GROUND FLOOR PLAN

Vendor:

Purchaser no.1:

Purchaser no.2:

Bk - 1, CS No 1736/2021 & Doct No
_____/_____. Sheet 5 of 8 Sub Registrar
Secunderabad

1661-2021

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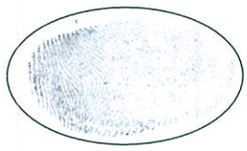
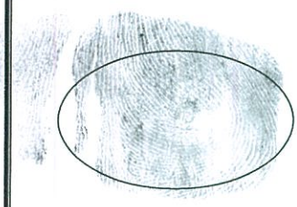
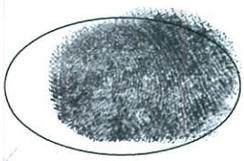
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		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, 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. EI/ 4D9221, DT.20.07.2021, REGD. AT DISTRICT REIGSTRAR, HYDERABAD. MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 2-3-64/10/24 JAISWAL COLONY AMBERPET HYDERABAD.
			**PURCHASER:** 1. 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.
			2. MD. ABDUL RAHIM S/O. MD. ABDUL KAREEM R/O. 2-3-15/A RAM GOPALPET MINISTER ROAD NALLAGUTTA SECUNDERABAD – 500 003.

SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASE

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)

SAHIL P. DESAI
Notary Public - California
Orange County
Commission # 2269868
My Comm. Expires Jan 1, 2023

Bk - 1, CS No 1736/2021 & Doct No
_____ / _____. Sheet 6 of 8 Sub Registrar
Secunderabad

1661 - 2021

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The Secretary of State of the United States of America hereby requests all whom it may concern to permit the citizen/national of the United States named herein to pass without delay or hindrance and in case of need to give all lawful aid and protection.

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: P
Code / Code / Código: USA
Passport No. / No. du Passeport / No. de Pasaporte: 200741290

Surname / Nom / Apellidos
KADAKIA

Given names / Prénoms / Nombres
RAJESH JAYANTILAL

Nationality / Nationalité / Nacionalidad
UNITED STATES OF AMERICA

Date of birth / Date de naissance / Fecha de nacimiento
21 Jan 1955

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

Date of issue / Date de délivrance / Fecha de expedición
11 Jun 1999

Authority / Autorité / Autoridad
National Passport Center

Date of expiration / Date d'expiration / Fecha de caducidad
10 Jun 2009

Amendments / Modifications / Enmiendas
See Page 24

P<USAKADAKIA<<RAJESH<JAYANTILAL<<<<<<<<<<<<<

200741290 7USA5501214M0906102<<<<<<<<<<<<<<08

Bk - 1, CS No 1736/2021 & Doct No _____ / _____. Sheet 7 of 8 Sub Registrar Secunderabad

1661-2021

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OFFICE OF SUB REGISTRAR
The Seal of Sub Registrar office SECUNDERABAD

GF

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

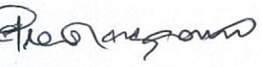
3287 6953 9204

ఆధార్ – సామాన్యుని హక్కు

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00349

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



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 ఏ5 నో 1-8-215/24/2 అండ్ 3, పి నో 18/ఏ, లల్బాహదూర్ నగర్ కాలొని, ఇనొవేషన్ అపార్ట్‌మెంట్ ప్రక్కన, పి జి రోడ్, సికింద్రాబాద్, 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

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

భారత ప్రభుత్వం
Government of India

మొహమ్మద్ అబ్దుల్ రహీం
Mohammed Abdul Rahim
పుట్టిన తేదీ / DOB : 09/10/1965
పురుషుడు / Male

06/08/2011

2905 8704 7283

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

AADHAAR

చిరునామా: C/O మొహమ్మద్ అబ్దుల్ కరీం, 2-3-15/ఏ, రామ్ గోపాల్‌పేట్, మినిస్టర్ మార్గము, నల్లగుట్ట, సికింద్రాబాద్, హైదరాబాద్, తెలంగాణ, 500003

Address: C/O Mohammed Abdul Kareem, 2-3-15/A, Ram Gopalpet, Minister road, Nallagutta, Secunderabad, Hyderabad, Telangana, 500003

2905 8704 7283

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भारत सरकार
GOVERNMENT OF INDIA

సీతారామాంజనేయులు బుర్రి
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

आधार
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

चिरुनामा:
S/O కోటేశ్వర రావు బుర్రి, ప్లాట్ నో 1, 6-107/1, శ్రీ వెంకటేశ్వర కాలొని, గ్రాంపంచాయతి 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

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

भारत सरकार
GOVERNMENT OF INDIA

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

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आधार
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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