

ACK
1885/2021
CS No 1743/2021

SCANNED

Document no: 1664-2021

SALE DEED
#

This Sale Deed is made and executed on this the 5 day of July, 2021 at Secunderabad by:

Mr. Sharad J. Kadakia, S/o. Late Mr. Jayantilal M. Kadakia, aged about 61 years, R/o. 5-2-223, Gokul, 3rd floor, Opp. Andhra Bank, Distillery Road, Hyderbasti, Secunderabad – 500 003, presently residing at 15, Gaviota, Irvine, CA 92602.
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. 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 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.

Sharad Kumar Kadakia

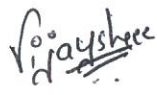
[Signature]

Vijayashree

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. 47795/- paid between the hours of 6 and 7 on the 23rd day of JUL, 2021 by Sri 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 [1606-1-2021-1743]	BHONAGIRI VIJAYASHREE W/O. B KIRAN KUMAR 1-8-215/24/2 AND 3 P NO 18/A LALBAHADUR NAGAR COLONY, SECUNDERBAD	
2	CL		 BHONAGIRI KIRAN KUMAR::2 [1606-1-2021-1743]	BHONAGIRI KIRAN KUMAR S/O. LATE B GANGARAM 1-8-215/24/2 AND 3 P NO 18/A LALBAHADUR NAGAR COLONY, SECUNDERBAD	
3	EX		 K PRABHAKAR REDDY [R] SH. [1606-1-2021-1743]	K PRABHAKAR REDDY[R]SHARAD J KADAKIA . M JAYANBTILAL M KADAKIA 2-3-64/10/24 JAISWAL COLONY, AMBERPET HYDERBAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B SITARAMANJANEYULU::23/C [1606-1-2021-1743]	B SITARAMANJANEYULU INJAPUR R R DIST	
2		 M MALLAREDDY::23/07/2021. [1606-1-2021-1743]	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 Vijayshree	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 C-1 admeasuring 1,648 sft along with undivided share of land admeasuring 36.62 sq yds on the third 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 deed of Sri Jayantilal M Kadakia 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.

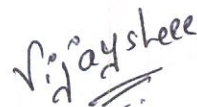
C. Late Shri Satish Modi had sold the Scheduled Property to Sri Jayantilal M Kadakia HUF by way of sale deed dated 30.07.1986 registered as document no. 500/90 at SRO Secunderabad. The sale deed was corrected by way of rectification deed dated 18.08.2015 registered a document no. 92/2015 at SRO Secunderabad. Sri Jayantilal M Kadakia HUF 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						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	525745	0	0	0	525745
Transfer Duty	NA	0	143385	0	0	0	143385
Reg. Fee	NA	0	47795	0	0	0	47795
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	9559	0	0	0	9559
Total	0	0	726584	0	0	0	726584

Rs. 669130/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 47795/- towards Registration Fees on the chargeable value of Rs. 9558400/- was paid by the party through E-Challan/BC/Pay Order No ,745BU3220721 dated ,22-JUL-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 726584/-, DATE: 22-JUL-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0799802670938,PAYMENT MODE:CASH-1001138,ATRN:0799802670938,REMITTER NAME: MR. SHARAD J. KADAKIA,EXECUTANT NAME: MR. SHARAD J. KADAKIA,CLAIMANT NAME: MR. BHONAGIRI KIRAN KUMAR AND OTHERS).

Date:

23rd day of July,2021

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No.....1664.....of 20..21..

(1943 SE) of Book.....I.....and

assigned the Identification Number

C16062-1743-20..21.....for Scanning

Date 23/7/2021

Registering Officer

A. SRIDEVI

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Sub Registrar
Secunderabad

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Now therefore this sale deed witnesseth as follows:

1. The Purchaser has paid the total consideration of Rs. 56,03,200/- (Rupees Fifty Six Lakhs Three Thousand and Two Hundred 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.	36,00,000	74088	22/07/21	Mahaveer co-op Urban Bank.
2.	1,61,120	564261	01/07/21	IDBI Bank, S.D. Road Sec-6
3.	1,61,120	460976	01/07/21	IDBI Bank SD Road, Sec-6
4.	16,80,960	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.

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Sub Registrar
Secunderabad

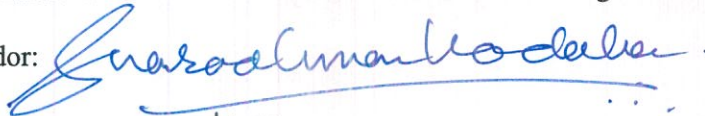
1664-2021

Details of Schedule Property

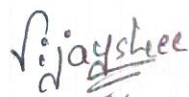
All that portion being office space C-1 admeasuring 1,648 sft along with undivided share of land admeasuring 36.62 sq yds on the third floor of the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/15, 16 &17, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, marked in red in the plan attached herein and bounded by:

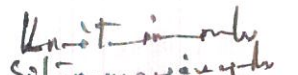
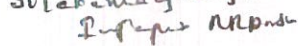
North	Land belonging to Sri Sai Prakash Hotels
South	Private road and P M Modi Commercial Complex
East	Premises no. C2
West	Necklace road

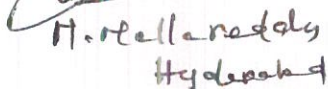
In Witness Whereof the Vendor and Purchaser have singed deed hereunder.

Vendor: 

Purchaser no. 1: 

Purchaser no. 2: 

Witness no1:
Name: 
Address: 

Witness no. 2:
Name: 
Address: 

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Plan of the Scheduled Property.

Registration plan showing office space C-1, admeasuring 1,648 sft along with undivided share of land admeasuring 36.62 sq yds on the third 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. Sharad J. Kadakia, S/o. Late Mr. Jayantilal M. Kadakia

Purchaser:

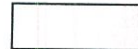
1. Mr. Bhonagiri Kiran Kumar, S/o. Late Mr. B. Gagaram Goud.
2. Mrs. Bhonagiri Vijayashree, W/o. Mr. B. Kiran Kumar.

Reference:

Scale: Incl:



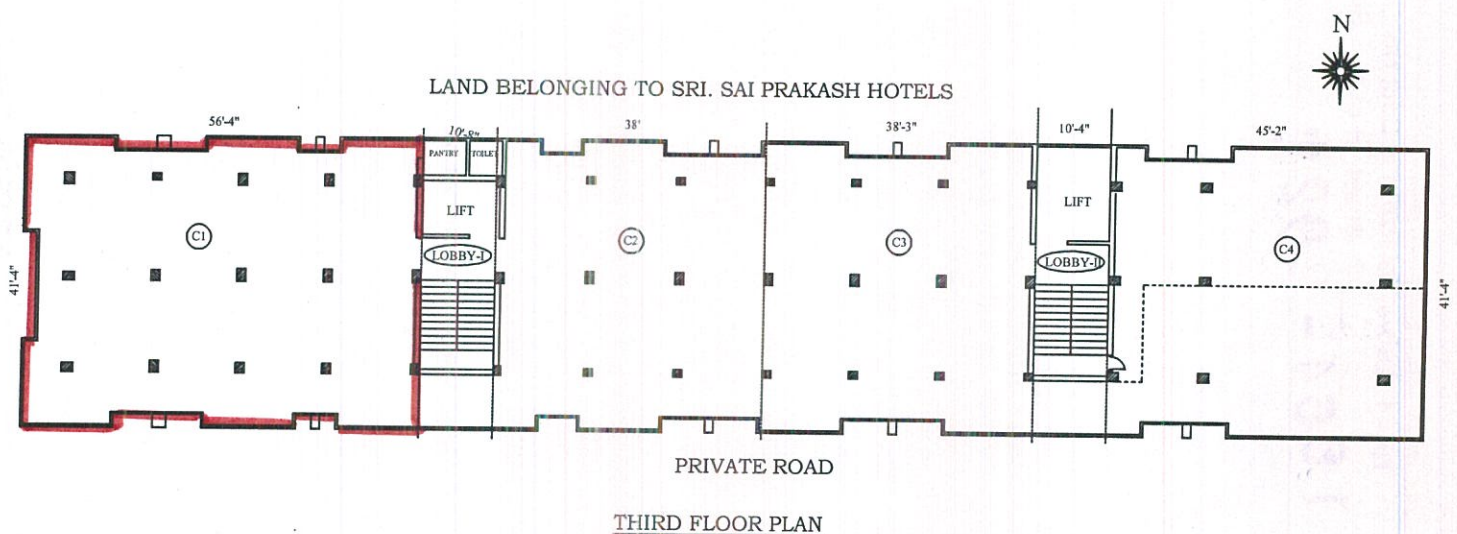
Excl:



Area:

36.62 Sq. Yds.,

Built-Up Area 1,648 sft.



THIRD FLOOR PLAN

Vendor:

Sharad J. Kadakia

Purchaser no. 1:

Bun

Purchaser no. 2:

Vijayashree

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Sub Registrar
Secunderabad

1664-2021



**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:

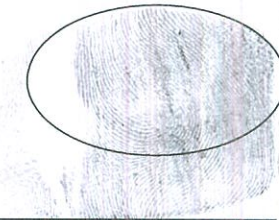
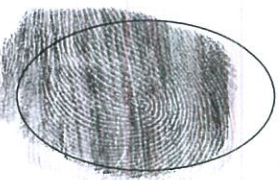
MR. SHARAD J. KADAKIA
S/O. LATE MR. JAYANTILAL M. KADAKIA
R/O. 5-2-223, GOKUL
3RD FLOOR, OPP. ANDHRA BANK
DISTILLERY ROAD
HYDERABASTI
SECUNDERABAD – 500 003.
PRESENTLY RESIDING AT 15,GAVIOTA
IRVINE, CA 92602.

SPA HOLDER VIDE VALIDATED FILE NO. E1/
4090/21, 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:

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. MR. BHONAGIRI VIJAYASHREE
W/O. MR. 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 Orange
County of _____

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

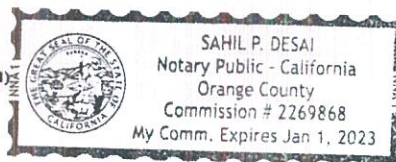
personally appeared Sharad J. Kadakia
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 1743/2021 & Doct No

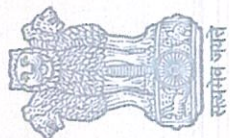
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Sub Registrar
Secunderabad

1664-2021

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यह प्रमाणित किया जाता है कि जिस व्यक्ति की जानकारी इस प्रमाणपत्र में दी गई है उसे नागरिकता अधिनियम 1955 की धारा 7 के अधीन विदेशी भारतीय नागरिक के रूप में पंजीकृत किया गया है।

This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India under the provisions of Section 7A of the Citizenship Act, 1955.

N.P. Singh
N.P. Singh
Consul (PIC)
Consulate General of India
San Francisco, CA

जारी करने वाले अधिकारी के हस्ताक्षर एवं मुहर
Signature & Seal of Issuing authority

1

पंजीयन प्रमाणपत्र CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक Overseas Citizen of India



KADAKIA

सं. / No.

A 776639

दिया गया नाम/ Given Name(s)

SHARAD JAYANTILAL

राष्ट्रीयता / Nationality

लिंग / Sex

जन्मतिथि / Date of Birth

USA

M

25/08/1959

जन्म स्थान / Place of Birth

BOMBAY INDIA

व्यवसाय / Occupation

BUSINESS

जारी करने का स्थान / Place of Issue

SAN FRANCISCO

जारी करने की तिथि / Date of issue

19/02/2011

[illegible]

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Sub Registrar
Secunderabad

1664-2021

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భారత ప్రభుత్వం
Government of India

కంబిన్డ్ కార్డు
Karnataka Rasthika

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

3288 6055 32204

ఆధార్ నెట్వర్క్ సర్టిఫికేట్

సమీక్షా సంఖ్య / Enrolment No. 1012228282000049

To
Karnataka Rasthika
కంబిన్డ్ కార్డు
2-2-346/12424/10000/KAMALUNADAYAM
JAISWALCAYUDANY
Ankharapet
Ankharapet/Secunderabad
Ankharapet/Secunderabad 5000313

10/07/2013
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 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 ప్రభుత్వం
Government of India

భోనగిరి విజయశ్రీ
Bhonagiri Vijayashree
పుట్టిన తేదీ / DOB : 01/04/1982
స్త్రీ / Female

7309 3096 0474
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

భోనగిరి విజయశ్రీ
Bhonagiri Vijayashree
పుట్టిన తేదీ / DOB : 01/04/1982
స్త్రీ / Female

7309 3096 0474
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

సీతారామంజనేయులు బురి
Sitaramanjanyulu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE

4830 9962 3820
VID : 9183 9026 9107 8060
నా ఆధార్ - నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

సీతారామంజనేయులు బురి
Sitaramanjanyulu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE

4830 9962 3820
VID : 9183 9026 9107 8060
నా ఆధార్ - నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

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

4285 0811 4952

భారత ప్రభుత్వం
Government of India

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

4285 0811 4952

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Secunderabad

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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1606-1-1664/2021

Date: 29/07/2021

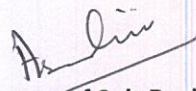
CERTIFICATE OF TRANSFER/ MUTATION

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.	5-4-187/5/15
PTIN/Assessment No.	1305500011
District	HYDERABAD
Circle Name	BEGUMPET, GHMC
Locality	RANIGUNJ
Transferor (Name of previous PT Assessee in the Tax Records)	1. SHARAD J KADAKIA (R. M JAYANBTILAL M KADAKIA)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. BHONAGIRI VIJAYASHREE (W/o. B KIRAN KUMAR) 2. BHONAGIRI KIRAN KUMAR (S/o. LATE B GANGARAM)
Document Registration No.	1606-1664/2021 [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: 25/07/2021

No.: 2606-1-2664/2021

CERTIFICATE OF TRANSFER/MUTATION

As per the powers conferred on the Sub-Registrar under sub-section 4 of section 107 of Greater Hyderabad Municipal Corporation (GHMC) Act, 1957, 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.	2-4-187/517
PTIN/Assessment No.	330500011
District	HYDERABAD
Circle Name	REGUMET CHINIC
Locality	RANIGUMI
Transferor (Name of previous PT Assessee in the Tax Records)	1. SHARAD KADIMA (R. MALAYANATHAL M KADIMA)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. BHONABAI VIJAYASHREE (W/O. B KIRAN KUMAR) 2. BHONABAI VIJAYASHREE (W/O. B KIRAN KUMAR) (S/o. LATE B KIRAN KUMAR)
Document Registration No.	1606-1864/2021
Document Registration Date	25/07/2021

Note:

1. This certificate does not amount to registration of any unregistered transaction or any unregistered transaction.
2. This certificate will be issued to the transferee if it is found to be correct and if it is found to be correct and if it is found to be correct.
3. This certificate does not amount to registration of any unregistered transaction or any unregistered transaction.
4. This certificate is issued to the transferee if it is found to be correct and if it is found to be correct.

Signature of Sub-Registrar
(SECUNDERABAD)