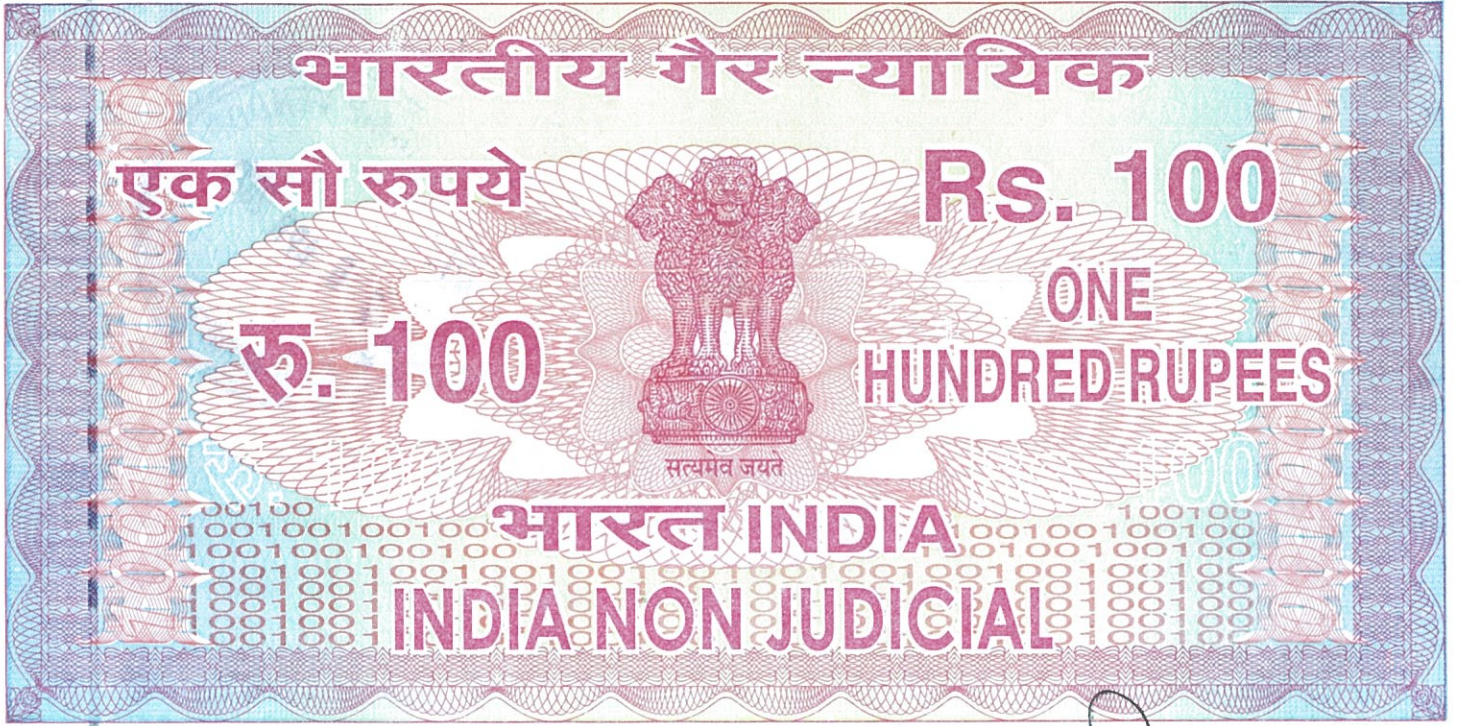




తెలంగాణ తెలంగాణ TELANGANA

 AG 645943
K.SATISH KUMAR

S.No. 3716 Date: 09-08-2021
Sold to: SHARAD KUMAR J KADAKIA
S/o. Late JAYANTILAL M KADAKIA
For Whom: SELF R/o. Hyderabad

LICENSED STAMP VENDOR
LIC No.16-05-059/2012, R.No.16-05-029/2021
Plot No.227, Opp.Back Gate of City Civil Court
West Marredpally, Sec'bad. Mobile: 9849355156

AGREEMENT

This agreement is made and executed on this 9th day of August, 2021 by and between:

1. 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.
2. 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.
3. 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.

1. Rajesh J. Kadakia
2. Sharad J. Kadakia
3. Soham Satish Modi
4. M. Aravind
5. M. Aravind
6. Vijayshree
7. Syeda Sara Aziz
8. K. Satish Kumar

4. M/s. JMKGEC Realtors 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.
5. Mr. Soham Modi S/o. Mr. Satish Modi, aged about 51 years, Occupation: Business, R/o. Plot no. 280, Road no. 25, Jubilee Hills, Hyderabad - 500 034.
Hereinafter jointly referred to as the First Party and severally as First Party no. .1, First Party no. 2 and so on.

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).
3. Khaisara Khanam, W/o. Md. Abdul Rahim, aged about 51 years, Occupation: Housewife, R/o. 2-3-15/A, Ram Gopalpet, Minister Road, Nallagutta, Secunderabad - 500 003 (Aadhar no.: 366051331831).
4. Md. Abdul Razzaq, S/o. Md. Abdul Rahim, aged about 25 years, Occupation: Business, R/o. 2-3-15/A, Ram Gopalpet, Minister Road, Nallagutta, Secunderabad - 500 003 (Aadhar no.: 209330495443).
5. Md. Abdul Rahman, S/o. Md. Abdul Rahim, aged about 23 years, Occupation: Business, R/o. 2-3-15/A, Ram Gopalpet, Minister Road, Nallagutta, Secunderabad - 500 003 (Aadhar no.: 657063628499).
6. Mr. 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).
7. Syeda Sara Aziz, D/o. Syed Abdul Aziz, aged about 23 years, Occupation: Student, R/o. 1-4-251, Bholakpur, Musheerabad, Hyderabad - 500 020 (Aadhar no.: 811120260591).
8. 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 (Aadhar no.: 581760152551).

Hereinafter jointly referred to as Second Party and severally as Second Party no.1, Second Party no. 2 and so on.

12/12

SPK

SDN HKE

JMKGEC

Soham Modi

Page 2 of 6

4 M.A Razzaq

5 Kiran Kumar

6 Vijayashree

7 Syeda Sara Aziz

8 Kiran Kumar

Whereas:

1. The Second Party had purchased the following properties from First Party no. 1 to 4:

S No	Floor	Constru cted area in Sft	Un- divided share of land in sq yds	Registered sale deed no.	Registered sale deed date	Sale deed executed by	Sale deed executed in favour of
1.	II floor B-4A	1,000	31.65	1652/2021	23.07-2021	SDNMKJ Realty Pvt. Ltd.	B. Kiran Kumar
2.	III floor C-4A	1,000	31.65	1653/2021	23.07-2021	JMKGEC Realtors Pvt Ltd.	Md. Abdul Rahim Md. Abdul Razzaq Md. Abdul Raham
3.	II floor B-4B	1,000	31.65	1654/2021	23.07-2021	SDNMKJ Realty Pvt. Ltd.	Syeda Sara Aziz Ms. Rifa Mannar
4.	III floor C-4B	1,000	31.65	1655/2021	23.07-2021	JMKGEC Realtors Pvt Ltd.	B. Vijayashree
5.	II floor B-1	1,648	36.62	1656/2021	05.07-2021	Sharad J Kadakia	Khaisara Khanam Md. Abdul Razzaq Md. Abdul Raman
6.	II floor A-2	1,087	24.15	1657/2021	05.07-2021	Rajesh J Kadakia	B. Kiran Kumar
7.	III floor C-2	1,430	31.77	1658/2021	05.07-2021	Sharad J Kadakia	B. Kiran Kumar B. Vijayashree
8.	I floor A-3	1,088	24.17	1659/2021	05.07-2021	Rajesh J Kadakia	Md. Abdul Rahim
9.	II floor B-2	1,430	31.77	1660/2021	05.07-2021	Rajesh J Kadakia	B. Vijayashree
10.	Ground	739.50	16.43	1661/2021	05.07-2021	Rajesh J Kadakia	B. Kiran Kumar Md. Abdul Rahim

RTK

SPK

JMKGEC

SDNMKJ

Sole Madi

5

6 Vijayashree

7 Syeda Sara Aziz

8 Kiran Kumar

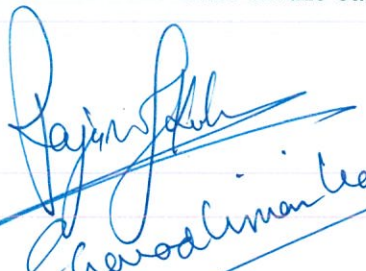
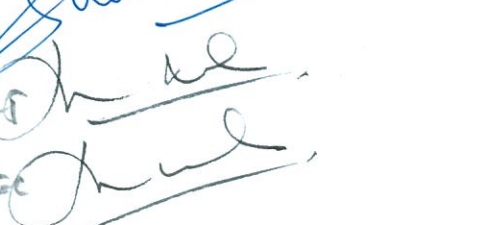
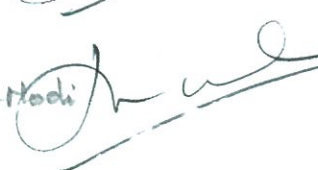
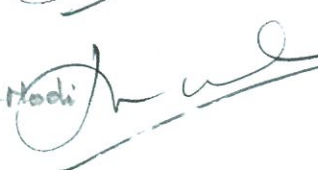
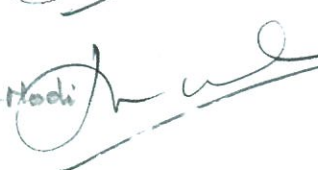
11.	III floor C-3	1,430	31.77	1662/2021	05.07-2021	Rajesh J Kadokia	Khaisara Khanam
12.	II floor B-3	1,430	31.77	1663/2021	05.07-2021	Sharad J Kadokia	Khaisara Khanam Md. Abdul Razzaq Md. Abdul Raman
13.	III floor C-1	1,648	36.62	1664/2021	05.07-2021	Sharad J Kadokia	B. Kiran Kumar B. Vijayashree
14.	I floor A-1	1,002	58.00	1665/2021	05.07-2021	Rajesh J Kadokia	B. Kiran Kumar Md. Abdul Rahim

15. First Party no. 5 is the sole legal heir of Late Mr. Satish Modi.

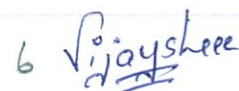
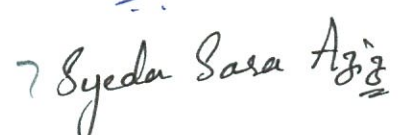
16. At the request of the Purchasers (Second Party) the First Party confirms the following:

- The terrace rights along with all constructions thereon, furniture, fixtures, etc., on the terrace floor shall belong to the Second Party collectively and exclusively.
- The common passages, staircase and lift duct on the ground, first, second, third and terrace floors on the west wing of the building shall exclusively belong to the Second Party.
- The common passage, staircase and lift duct on the second, third and terrace floors on the east wing of the building shall exclusively belong to the Second Party.
- All furniture and fixtures in the premises sold by the First Party to the Second Party shall exclusively and collectively belong to the Second Party.

17. A plan of the typical floor is attached herein showing that location of common passages, lift and staircase on the east and west wing (mentioned in red).

RSK 
 SKK 
 SDNRK 
 JNRGRC 
 Sohan Modi 

1 
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 3 
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 6 
 7 
 8 

IN WITNESS whereof the Parties herein have affixed their signatures on this Agreement on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

Rajesh J. Kadakia:

Sharad J. Kadakia:

M/s. SDNMKJ Realty Private Limited:

M/s. JMKGEC Realtors Private Limited:

Soham Modi:

Bhonagiri. Kiran Kumar:

Md. Abdul Rahim

Khaisara Khanam

Md. Abdul Razzaq

Md. Abdul Rahman

Bhonagiri. Vijayashree

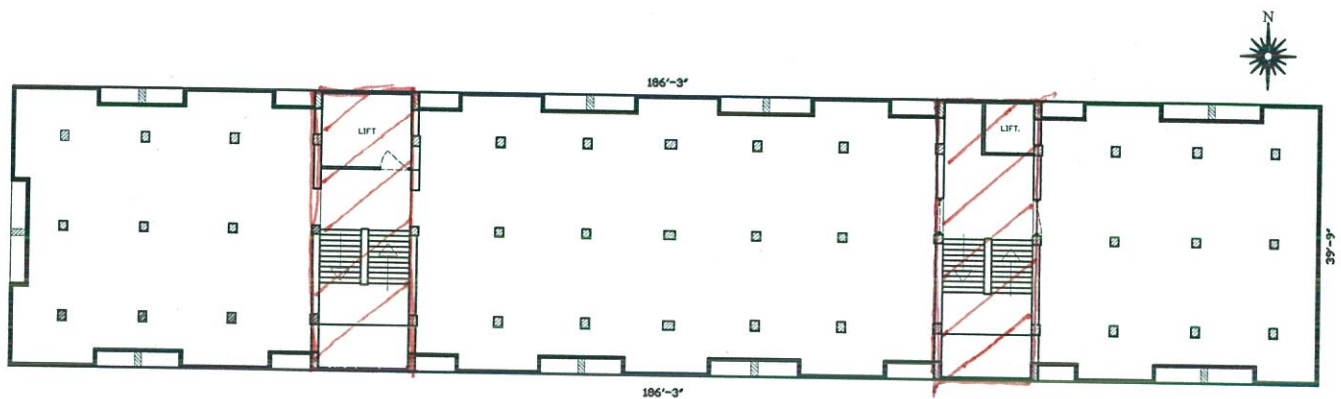
Syeda Sara Aziz

Rifa Mannar

Witness no.1:

Witness no.2:

Plan of the typical floor



RGR Sajid Ali
 30K Ghousulmuhammad
 SDN HRP Kul
 JHU QIEC Kul
 SOHAM MADI Kul

1 QUR
 2 M. A. Raza
 3 Chais
 4 M. A. Raza

5 Sajid Ali
 6 Vijaysheer
 7 Syeda Sara Aziz
 8 Raja Umar