





Government of Telangana **Registration And Stamps Department**

Payment Details - Office Copy - Generated on 25/08/2022, 02:32 PM

SRO Name: 1609 Bowenpally

Receipt No: 2044

Receipt Date: 25/08/2022

Name: P SUNDARAM

Transaction: Sale Deed

Chargeable Value: 21000000

Bank Name:

E-Challan Bank Name: YESB

Account Description

DD No:

Amount Paid By

CS No/Doct No: 1590 / 2022

Challan No:

Challan Dt:

Challan

E-Challan 964450

964450

E-Challan No: D55LMW250822

E-Challan Dt: 25-AUG-22

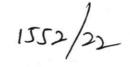
Transfer Duty /TPT

Total:

In Words: RUPEES NINE LAKH SIXTY FOUR THOUSAND FOUR HUNDRED FIFTY ONLY

Prepared By: KHAISER







Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 25/08/2022, 02:31 PM

SRO Name: 1609 Bowenpally

Receipt Date: 25/08/2022

Name: P SUNDARAM

Transaction: Sale Deed

DD No:

S No/Doct No: 1590 / 2022

Challan No:

E-Challan No: 65671D240822

Challan Dt:

E-Challan Dt: 24-AUG-22

E-Challan Bank Name: YESB Bank Branch:

Account Description

Deficit Stamp-Duty

User Charges

Chargeable Value: 0

Bank Name:

1

Cash

Amount Paid By

Challan

E-Challan

965000

500

965500

In Words: RUPEES NINE LAKH SIXTY FIVE THOUSAND FIVE HUNDRED ONLY

Prepared By: DSRINIVAS

1552/22



Government of Telangana **Registration And Stamps Department**

Payment Details - Office Copy - Generated on 25/08/2022, 02:32 PM

SRO Name: 1609 Bowenpally

Receipt No: 2046

Receipt Date: 25/08/2022

Name: P SUNDARAM

Transaction: Sale Deed

Chargeable Value: 0

DD No:

Bank Name:

E-Challan Bank Name: YESB

Account Description

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

Total:

CS No/Doct No: 1590 / 2022

Challan No:

E-Challan No: D15RT0250822

Challan Dt:

E-Challan Dt: 25-AUG-22

Amount Paid By

Challan'-

105000

85550

E-Challan

189900 380450

In Words: RUPEES THREE LAKH EIGHTY THOUSAND FOUR HUNDRED FIFTY ONLY

ared Riv Depinitive



මීපරෆංහ तेलंगाना TELANGANA

203680

, Date: 24-08-2022, Rupees: 100/-

Sold to: Sharad Kumar Jayantilal Kadakia, S/o. Late Jayantilal Kadakia, R/o. Hyd. For whom -----Self-----

SCANNED

S. ANJAMMA

Licensed Stamp Vendor Lic No.9/94/ R 16/7/001-2021 H.No.3-5-948/11, Gandhi Kutter, Narayanaguda, Hyderabad-29. Cell: 9398802862, 9866378260

SALE DEED

This Sale Deed is made and executed on this the 25th day of August, 2022 at SRO, Bowenpally, Secunderabad by and between:

- 1. Mr. Ponnada Sundaram, S/o. Mr. Ponnada Satyanarayana, aged about 61 years, R/o. Flat No. 10, Meghana Paradise, Isaq Colony, Secunderabad (Aadhaar No. 2776 6155 7392, Pan No. AITPS2193K, Mobile No. 98498 42076).
- 2. Mrs. Ponnada Sharadha Sundaram, W/o. Mr. Ponnada Sundram, aged about 58 years, R/o. Flat No. 10, Meghana Paradise, Isaq Colony, Secunderabad (Aadhaar No. 4870 0113 0019, Pan No. AFNPP6490H, Mobile No. 7842563882).

Hereinafter collectively referred to as the Vendors and severally as Vendor no.1 and Vendor no. 2 respectively.

IN FAVOUR OF

Mr. Sharad Kumar Jayantilal Kadakia, S/o. Late Jayantilal Kadakia, aged about 63 years, Occupation: Business, R/o. 5-2-223, Distillery Road, 2nd floor, Hyderbasti, Secunderabad. (Aadhaar No. 7035 9749 3710, Pan No. ACBPK9161F, Mobile No. 98497 45700).

Hereinafter referred to as the Purchaser.

Pharadha

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Bowenpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 105000/- paid between the hours of V and on the 25th day of AUG, 2022 25th day of AUG, 2022 25th day of AUG, 2022 by Sri P Sundaram



25th day of August, 2022

1

Bowenpally

E-KYC Details as received from UIDAI:						
SI No	Aadhaar Details	Address:	Photo			
1	Aadhaar No: XXXXXXXX7392 Name: Ponnada Sundaram	S/O Ponnada Satyanarayana, SECUNDRABAD, Hyderabad, Andhra Pradesh, 500015				
2	Aadhaar No: XXXXXXXXX0019 Name: Ponnada Sharadha Sundaram	W/O Ponnada Sundaram, SECUNDRABAD, Hyderabad, Andhra Pradesh, 500015	6			

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K SANJEET SINGH





The term and expression Vendors and Purchaser shall mean and include their respective legal heirs, successors, executors, administrators, legal representatives, nominees and assignees, etc.

- A. Whereas the Vendors are the absolute owners and possessors of land bearing Plot no. 24 in Sy. No. 157/7 (Part), admeasuring about 340 sq yds, situated at Thokatta (Sikh) Village, Secunderabad Cantonment, Telangana State, which is herein after referred to as the Scheduled Property and more fully described in the schedule given hereunder.
- B. Major D. Tripurantam sold Ac. 4-05 gts., in Sy. No. 157/7 to Mr. K. L. Ranga Reddy vide document no. 455/1966, registered at SRO Marredpally.
- C. Mr. K. L. Ranga Reddy sold part of the land purchased by him admeasuring Ac. 3-35 gts., to PWD Officials Cooperative Housing Society (Registration no. PB867) vide sale deed no. 1408/1979, registered at SRO Marredpally.
- D. PWD Officials Cooperative Housing Society obtained layout permit from the Cantonment Board, Secunderabad in 1979 and sub-divided the land purchased by it into several plots. It sold the Scheduled Property to Mrs. V. Rama herein vide sale deed no. 2100/80, registered at SRO Marredpally.
- E. Mrs. V. Rama inturn sold the Scheduled Property to the Vendors herein vide sale deed no. 708/2022 registered at SRO Bowenpally.
- F. The Vendors have agreed to sell the Scheduled Property to the Purchaser for a total consideration of Rs.2,10,00,000/-(Rupees Two Crores Ten Lakhs Only) and the Purchaser has accepted to purchase the Scheduled Property on the terms and conditions given herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

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1. The Purchaser has paid the entire sale consideration as under:

Sundalam

- a. Rs. 10 lakhs by way of cheque no.001381 dated 16-07-2022 drawn on Kotak Mahindra Bank.
- b. Rs. 100 lakhs by way of cheque no.325883, dated 24-08-2022 drawn on ICICI Bank Ltd., in favour of Ponnada Sundaram.
- c. Rs. 100 lakhs by way of cheque no.325889, dated 24-08-2022 drawn on ICICI Bank Ltd., in favour of Ponnada Sharada Sundaram.

PSharadha

		E-KYC Details as received from UIDAI:	
SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	, Amberpet, Hyderabad, Telangana, 500013	

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description	In the Form of						
of Fee/Duty	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	100	0	1154900	0	0	0	1155000
Transfer Duty	NA	0	1050000	0	0	0	1050000
Reg. Fee	NA	0	105000	0	0	0	105000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	2310400	0	0	0	2310500

Rs. 2204900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 105000/- towards Registration Fees on the chargeable value of Rs. 21000000/- was paid by the party through E-Challan/BC/Pay Order No ,D55LMW250822,65671D240822,D15RT0250822 dated ,25-AUG-22,24-AUG-22,25-AUG-22 of ,YESB/,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 964450/-, DATE: 25-AUG-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6123818380827,PAYMENT MODE:NB-1001138,ATRN:6123818380827,REMITTER NAME: MR. SHARAD KUMAR JAYANTILAL KADAKIA, EXECUTANT NAME: MR. P. SUNDARAM AND P. SHARADHA SUNDARAM, CLAIMANT NAME: MR. SHARAD KUMAR JAYANTILAL KADAKIA) .(2). AMOUNT PAID: Rs. 965550/-, DATE: 24-AUG-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4142317070923, PAYMENT MODE: NB-1001138,ATRN:4142317070923,REMITTER NAME: MR. SHARAD KUMAR JAYANTILAL KADAKIA,EXECUTANT NAME: MR. P. SUNDARAM AND P. SHARADHA SUNDARAM, CLAIMANT NAME: MR. SHARAD KUMAR JAYANTILAL KADAKIA) .(3). AMOUNT PAID: Rs. 380450/-, DATE: 25-AUG-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 5866293861019, PAYMENT MODE: NB-1001138, ATRN: 5866293861019, REMITTER NAME: MR. SHARAD KUMAR JAYANTILAL KADAKIA, EXECUTANT NAME: MR. P. SUNDARAM AND P. SHARADHA SUNDARAM, CLAIMANT NAME: MR. SHARAD KUMAR JAYANTILAL KADAKIA).

Date:

25th day of August, 2022

Signature of Registering Officer

Bowenpally

Register Document No .. the Identification Number 2 Dete- 25/08/2022 Registered Officer Bowenpally





2. The Vendors declare that:

- a. The Vendors are the absolute owners of the Scheduled Property.
- b. There are no other claimants to the Scheduled Property.
- c. No other party has any claim or any easement rights in the Scheduled Property.
- d. The recitals mentioned in this deed are true to the best of the Vendors 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 Vendors gives guarantee of title to the Purchaser.
- g. The Vendors indemnify the Purchaser against any claim made by any party on the Scheduled Property.
- h. The Vendors have 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 Vendors responsibility to pay the same.
- i. The Vendors agree to sign and execute all such documents that may be required to effectively transfer / mutate / convey the Scheduled Property to the Purchaser.
- 3. The Vendors have delivered vacant possession of the Scheduled Property to the Purchaser on this day.

SCHEDULE OF PROPERTY

All that the land being Plot No. 24 in Sy. No. 157/7 (Part), admeasuring about 340 sq. yds, or 284.24 sq. mts, situated at Thokatta (Sikh) Village, Secunderabad Cantonment, Telangana State and bounded by and marked in red in the plan attached herein:

North

: Neighbors Land

South

: 40' wide road.

East

: Plot No. 23.

West

: Plot No. 25.

In Witness whereof the Vendors and Purchaser have signed this Sale Deed on the Date Month and Year first above mentioned.

Vendor no. 1: Mr. Ponnada Sundaram:

Vendor no. 2: Mrs. Ponnada Sharadha Sundaram:

Witness no. 1: Dupuh White Address:

Witness no. 2: V.J.J.ngh.

Address:





Registration Plan of land bearing Plot No. 24 in Survey No. 157/7 (Part) admeasuring 340 sq. yards. or 284.24 sq. mts., situated at Thokatta (Sikh) Village, Secunderabad, Cantonment, Telangana State.

VENDOR: 1. Mr. Ponnada Sundaram, S/o. Mr. Ponnada Satyanarayana

2. Mrs. Ponnada Sharadha Sundaram, W/o. Mr. Ponnada Sundram

VENDEE: Mr. Sharad Kumar Jayantilal Kadakia, S/o. Late Jayantilal Kadakia

BOUNDARIES

REFERENCE

North

: Neighbors Land.

South

: 40' Wide Road.

INCLUDED

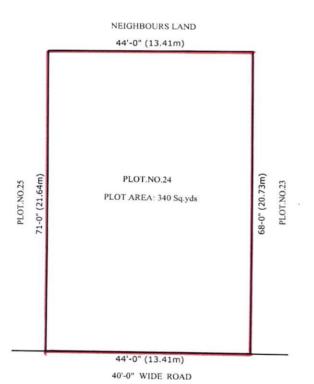
East

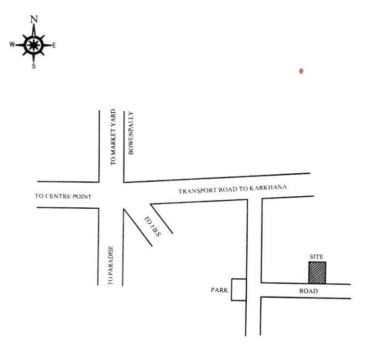
: Plot No. 23.

West

: Plot No. 25

EXCLUDED





Vendor no. 1: Mr. Ponnada Sundaram:

Dundatam

Vendor no. 2: Mrs. Ponnada Sharadha Sundaram:

Pharedha

Witness no. 1: Supple Whole

Witness no. 2: K. S. Strigh,





STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FIELD

Under Rule 3 of Under Valuation of Instrument Rules 1975.

Mr. Ponnada Sundaram, S/o. Mr. Ponnada Satyanarayana and Mrs. Ponnada Sharadha Sundaram, W/o. Mr. Ponnada Sundram do hereby declare and state to the best of our knowledge and behalf that the market value of the property is intended as follows:

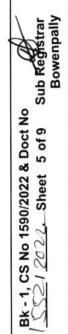
Sl. No.	Sy. No.	Plot No.	Place Area	Value per Sq.yds	Total Value
1.	Sy. No. 157/7	Plot No. 24	340 Sq.yds or 284.24 Sq. M	Rs.29,100/- trs.	Rs.98,94,000/-

Sale Consideration of Rs.2,10,00,000/-

Situtated at Thokatta (Sikh) Village, Secunderabad Cantonment, Telangana State.

Dated: 25-08-2022

Signature of the Vendors







THOTOGRAPHS 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:

1. MR. PONNADA SUNDARAM S/O. MR. PONNADA SATYANARAYANA R/O. FLAT NO. 10 MEGHANA PARADISE ISAQ COLONY SECUNDERABAD.





 MRS. PONNADA SHARADHA SUNDARAM W/O. MR. PONNADA SUNDARAM R/O. FLAT NO. 10 MEGHANA PARADISE ISAQ COLONY SECUNDERABAD.





PURCHASER:

MR. SHARAD J KADAKIA S/O. LATE JAYANTILAL M. KADAKIA R/O. 5-2-223, 2ND FLOOR DISTILLERY ROAD HYDERBASTI SECUNDERABAD-500 003.





REPRESENTATIVE:

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 2-3-64/10/24 JAISWAL COLONY AMBERPET HYDERABAD-500 013.

SIGNATURE OF WITNESSES

2. K.S. S. - Sh

SIGNATURE OF THE PRINCIPAL WENDOR

I send here with my photograph(s) and finger prints in the form prescribed through my representative, Mr. K. Prabhakar Reddy as I icannot appear personally before the Registering Officer in the Office of Sub-Registrar of

Pre Daspayor

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF THE PURCHASER WITH









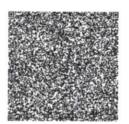
भारत सरकार Government of India

भारतीय विशिष्ट ओळख प्राधिकरण Unique Identification Authority of India

नोंदणी ऋमांकः/ Enrolment No.: 2821/26024/02118

शरद कुमार जयंतीलाल कडाकिया Sharad Kumar Jayantilal Kadakia C/O: Jayantilal Kadakia 5-2-223, Gokul, 3rd Floor Distillery Road Opp Andhra Bank Hyderbasti, Secunderabad Secunderabad Hyderabad Telangana - 500003 9819437321





आपला आधार क्रमांक / Your Aadhaar No. :

7035 9749 3710 VID: 9126 9433 3879 0727

माझे आधार, माझी ओळख



Date: 07/03/2022







शरद कुमार जयंतीलाल कडाकिया Sharad Kumar Jayantilal Kadakia जन्म तारीख/DOB: 25/08/1959 पुरुष/ MALE

7035 9749 3710 VID: 9126 9433 3879 0727

माझे आधार, माझी ओळख







माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.
 - आधार देशभरात वैध आहे
 - आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
 - आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अदयावत ठेवा
 - आपल्या स्मार्ट फोनमध्ये आधार घ्या mAadhaar App
 - Aadhaar is valid throughout the country.
 - Aadhaar helps you avail various Government and non-Government services easily.
 - Keep your mobile number & email ID updated in Aadhaar.
 - Carry Aadhaar in your smart phone use mAadhaar App.

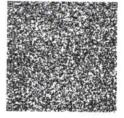


भारतीय विशिष्ट ओळख प्राधिकरण Unique Identification Authority of India



परा.. मार्फत: जयंतीलाल कडाकिया, 5-2-223, गोकुल, 3 फ्लोर, डिस्टीलेरी रोड, ऑधा बैंक समोर, हैदरबस्ती, सिकंद्राबाद, सिकंद्राबाद, ह्यदेरबाद, तेलंगाणा - 500003

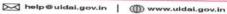
Address: g Address: \$\footnote{\text{Standards}} \text{2-223, Gokul, 3rd g Floor, Distillery Road, Opp Andhra Bank, on the properties of the prope



7035 9749 3710 VID: 9126 9433 3879 0727













భారత ప్రభుత్వం GOVERNMENT OF INDIA

ఏ న్పాడ సుందరం Ponnada Sundaram పుట్టిన సంవత్సరం / Year of Birth : 1961 పురుషుడు / Male

2776 6155 7392



P. Maradha

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O చొన్నాడ సత్యనారాయణ, స్టాబ్ నో no మేఘని పరదీపి, ఇపాక్ కాలనీ, ఒప్ప మంక్యం సూపర్ మార్కెట, సీకేంద్రాబాద్, హైదరాబాద్, ఆంధ్రప్రదేశ్, 500015

Address: S/O Ponnada Satyanarayana, Flat No 10 Meghna Paradise, Ishaq Colony, Opp Ghanshyam Super Market, SECUNDRABAD, Hyderabad, Andhra Pradesh, 500015

Aadhaar - Saamanyuni Hakku

భారత పారిష్ట గుల్తింపు ప్రాంధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

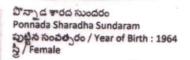
W/O హెన్నాడ నుందరం, ప్లాబ్ నో గం మెఘన పరదిస్తి, ఇపాక్ కాలనీ, ఒప్ప ఘంశ్యం నూపర్ మార్కెట, సీకేండ్రాబాద్, హైదరాబాద్, ఆంధ్రప్రదేశ్, 500015

Address: W/O Ponnada Sundaram, Flat No 10 Maghna Paradise, Isheq Colony, Opp Ghanshyam Super Market, SECUNDRABAD, Hyderabad, Andhra Pradash,

Aadhaar - Saamanyuni Hakku

భారత ప్రభుత్వం GOVERNMENT OF INDIA

ఆధార్ – సామాన్యుని హక్కు





సామాన్యుని హక్కు



ా బారత ప్రభుత్వం Government of India

కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy



పుట్టిన సంవత్సరం/Year of Birth: 1974

3287 6953 9204



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

Kandi Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి 2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY **Amberpet** Amberpet, Hyderabad Andhra Pradesh - 500013

Plessag sagas

ఆధార్ – సామాన్యుని హక్కు

भारत सरकार



దీపక్ ఖోస Deepak Khosla పుట్టిన సం./YoB:1965 పురుషుడు Male



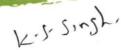
5145 2203 4189

ఆధార్ - ఆధార్ – సామాన్యమానపుడి హక్సు



భారత ప్రభుత్వం

క్రిషణ్ సంజీత్ సింఘ్ Krishan Sanjeet Singh



పుట్టిన తద /DOB: 07/02/1975 పురుఘడు / Male



5183 8023 6514



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O లేట్ వి ఎం ఖోస్త, ప్రాట్

వే రాగ్, గం-3-3/36, టెహింద్

శ్వేయ్ నుర్పింగ్ హోం ఈస్ట్

మారడ్పల్లి, సికింద్రాబాద్

హదరాబాద్

ఆంధ్రప్రదేశ్, 500026

Address:

S/O Late V M Khosla, Plot No 8/1, H No 10-3-3/26, Behind Shenoy Nursing Home East Maredpally, Secunderabad. Hyderabad

Andhra Pradesh, 500026

Aadhaar - Aam Aadmi ka Adhikar ×



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చిరునామా: S/O: క్రిషణ్ సింఘ్ 9-156, విస్థపురి కోలోని మల్కాజ్ గిరి, మల్కాజ్ గిరి కె.వి.రంగారెడ్డి, ఆంధ్ర ప్రదేశ్ 500047

Address: S/O: Krishan Singh, 9-156, VASTHAPURI COLONY, Malkajgiri, Malkajgiri, K.V.Rangareddy, Andhra Pradesh, 500047

5183 8023 6514







ఆదార్ – సామాముని హక్తు













