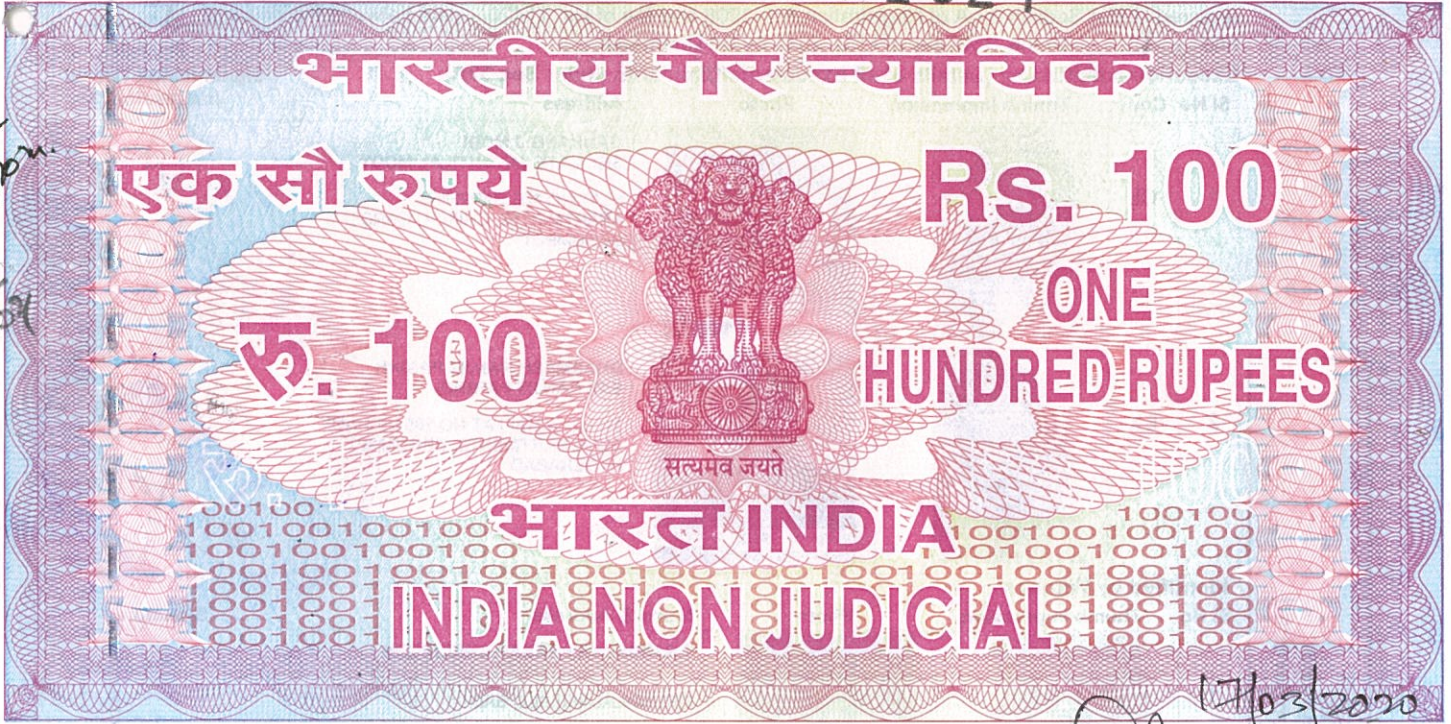


SCANNED

4509 / 2021



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 3199 Dt: 17-03-2020

Sold to: Gaurang J Mody

S/o. W/o. Late Jayantilal M Mody

For Whom: Self

Z 653577

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this the 18th day of February 2021 at SRO, Secunderabad by and between:

Shri. DHARMESH RANJIT PARIKH, S/o. Shri. Ranjit Parikh aged about 55 years, Occupation: Business, resident of H. No. 1-11-217/218, Flat No. 105, Vishnu Elite Apartments, Gurumurthy Lane, Begumpet, Hyderabad – 500 016 (Aadhaar No. 9523 3171 2465, PAN. AGLPP6482A) hereinafter referred to as the VENDOR which expression unless repugnant to the context or meaning thereof shall mean and include his legal heirs, successors, executors and assigns of the FIRST PART.

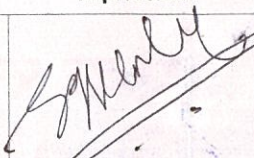
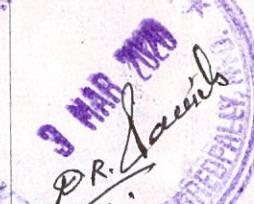
INFAVOUR OF

Shri. GAURANG J. MODY S/o. Late Jayantilal Mody, aged 54 years, Occupation: Business, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad – 500 016 (Aadhaar No. 3594 5138 3669, PAN No. AIZPM3748A) hereinafter referred as the PURCHASER which expression unless repugnant to the context or meaning thereof shall mean and include his legal heirs, successors, executors and assigns of the SECOND PART.

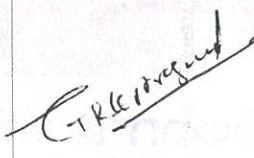
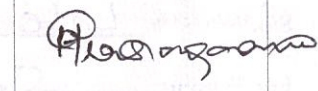
Presentation Endorsement:

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. 11420/- paid between the hours of 12 and 1 on the 18th day of FEB, 2021 by Sri Dharmesh

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

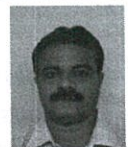
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 GAURANG J MODI::18/02/20 [1606-1-2021-543]	GAURANG J MODI S/O. LATE JAYANTILAL MODY FLAT NO 105 SAPPHIRE APARTMENTS, CHIKOTI GARDENS BEGUMPET	
2	EX		 DHARMESH RANJIT PARIKH::1 [1606-1-2021-543]	DHARMESH RANJIT PARIKH S/O. RANJIT PAROKH 1-11-217/218 FLAT NO 105 VISHNU ELITE PARTMENTS, BEGUMPET HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 T.R. KRISHNA PRASAD CHE [1606-1-2021-543]	T.R. KRISHNA PRASAD CHERUKURI TIRUMALALGIRI SEC BAD	
2		 PRABHAKAR REDDY K::18/02/ [1606-1-2021-543]	PRABHAKAR REDDY K AMBERPET HYDERABAD	

18th day of February, 2021

Signature of Sub Registrar
Secunderabad**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2465 Name: Dharmesh R Parikh	S/O Late Ranjit Parikh, hyderabad, Hyderabad, Andhra Pradesh, 500016	
2	Aadhaar No: XXXXXXXX3669 Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Hyderabad, Telangana, 500016	

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WHEREAS:

- A. The Vendor herein is the sole and absolute owner of the Shop/ Mulgie admeasuring 320 sq. ft on the ground floor and 320 Sq.ft on the first floor bearing Municipal Nos. 2-3-22/G & 2-3-22/9 along with an undivided share in land admeasuring 36 sq.yds, situated at 2-3-22, Minister Road, Ranigunj, Secunderabad, Telangana State having purchased the same from Shri. Jintendra Palnitkar HUF vide sale deeds bearing document Nos. 389/2020 dated 20.02.2020 and 391/2020 dated 20.02.2020 both registered at SRO, Kavadiguda, Secunderabad, Hyderabad District, Telangana, hereinafter referred to as the Scheduled Property and described in detail in the schedule attached herein.
- B. And Whereas the Vendor has agreed to sell and the Purchaser has agreed to purchase the Scheduled Property for a total sale consideration of Rs.20,26,000/-(Rupees Twenty Lakhs Twenty Six Thousand Only).
- C. The parties hereto are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. In pursuance of the agreement the Purchaser has paid the aforesaid sale consideration of Rs.20,26,000/-(Rupees Twenty Lakhs and Twenty Six Thousand only) to the Vendor and thereceipt of which is hereby admitted and acknowledged by the Vendor.
2. The VENDOR hereby grant, convey, transfer and sell the Schedule Property unto and in favour of the Purchaser by way of absolute sale.
3. The Vendor hereby covenant that ScheduledProperty is absolutely belonging to him and are the true and lawful owner of the same and no other person other than the Vendor has any right title or interest in respect of the Scheduled Property or any portion thereof. There is no encumbrance or any impediment on the ownership and enjoyment of Schedule Property by the Purchaser herein above mentioned.
4. The Vendor has on this day has delivered possession of the Scheduled Property to the Purchaser shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
5. The Vendor hereby covenants to sign, verify and execute such further documents as are required so as to effectively transfer/mutate the schedule property unto and infavour of the Purchaser in the concerned government departments.

D.R. Laxmi

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 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	91260	0	0	0	91360
Transfer Duty	NA	0	34260	0	0	0	34260
Reg. Fee	NA	0	11420	0	0	0	11420
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	140040	0	0	0	140140

Rs. 125520/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11420/- towards Registration Fees on the chargeable value of Rs. 2284000/- was paid by the party through E-Challan/BC/Pay Order No ,913UHT160221 dated ,16-FEB-21 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 140040/-, DATE: 16-FEB-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 5962774338020,PAYMENT MODE:NB-1001138,ATRN:5962774338020,REMITTER NAME: MR. GAURANG J. MODY,EXECUTANT NAME: MR. DHARMESH RANJIT PARIKH,CLAIMANT NAME: MR. GAURANG J. MODY).

Date:

18th day of February,2021

Signature of Registering Officer
Secunderabad

Certificate of Registration

Registered as document no. 509 of 2021 of Book-1 and assigned the identification number 1 - 1606 - 509 - 2021 for Scanning on 18-FEB-21 .

Registering Officer
Secunderabad
(A.Sridevi)

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509/2021. Sub Registrar
Sheet 2 of 7 Secunderabad

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SCHEDULE OF THE PROPERTY

ALL THAT Shop/Mulgie admeasuring 320 Sq. ft on ground floor and 320 Sq. ft on first floor bearing Municipal Nos. 2-3-22/G & 2-3-22/9 along with an undivided share in land admeasuring 36 Sq.yds situated at 2-3-22, Minister Road, Ranigunj, Secunderabad, Telangana State.

North by : Neighbours Property belongs to Ranga Reddy & Brothers

South by : Road

East by : Ground floor Premises no. 2-3-22/F & First floor premises no. 2-3-22/8

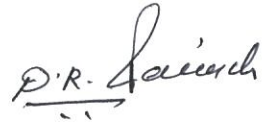
West by : Ground floor Premises no. H. No. 2-3-22/H & First floor premises no. 2-3-22/10

IN WITNESS WHEREOF the VENDOR and the PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. 

2. 


D.R. Saini

VENDOR.


PURCHASER.

Bk - 1, CS No 543/2021 & Doct No
509/2021. Sheet 3 of 7 Sub Registrar
Secunderabad



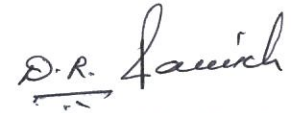
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ANNEXURE - 1 - A

1. Description of the Building : ALL THAT Shop/Mulgie admeasuring 320 Sq. ft on ground floor and 320 Sq. ft on first floor bearing Municipal Nos. 2-3-22/G & 2-3-22/9 along with an undivided share in land admeasuring 36 Sq.yds situated at 2-3-22, Minister Road, Ranigunj, Secunderabad, Telangana State.
- (a) Nature of the roof : R.C.C.
- (b) Type of Structure : Framed Structure
2. Age of the Building : 51 years.
3. Total Extent of Site : 36 sq. yds.
4. **Built up area Particulars:**
- a) In the Ground Floor : 320 sft.
- b) In the First Floor : 320 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 20,26,000/-

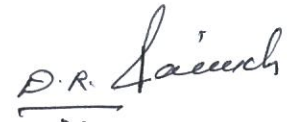
Date: 18.02.2021



Signature of the Vendor

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.



Date: 18.02.2021

Signature of the Vendor



Signature of the Buyer

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Secunderabad



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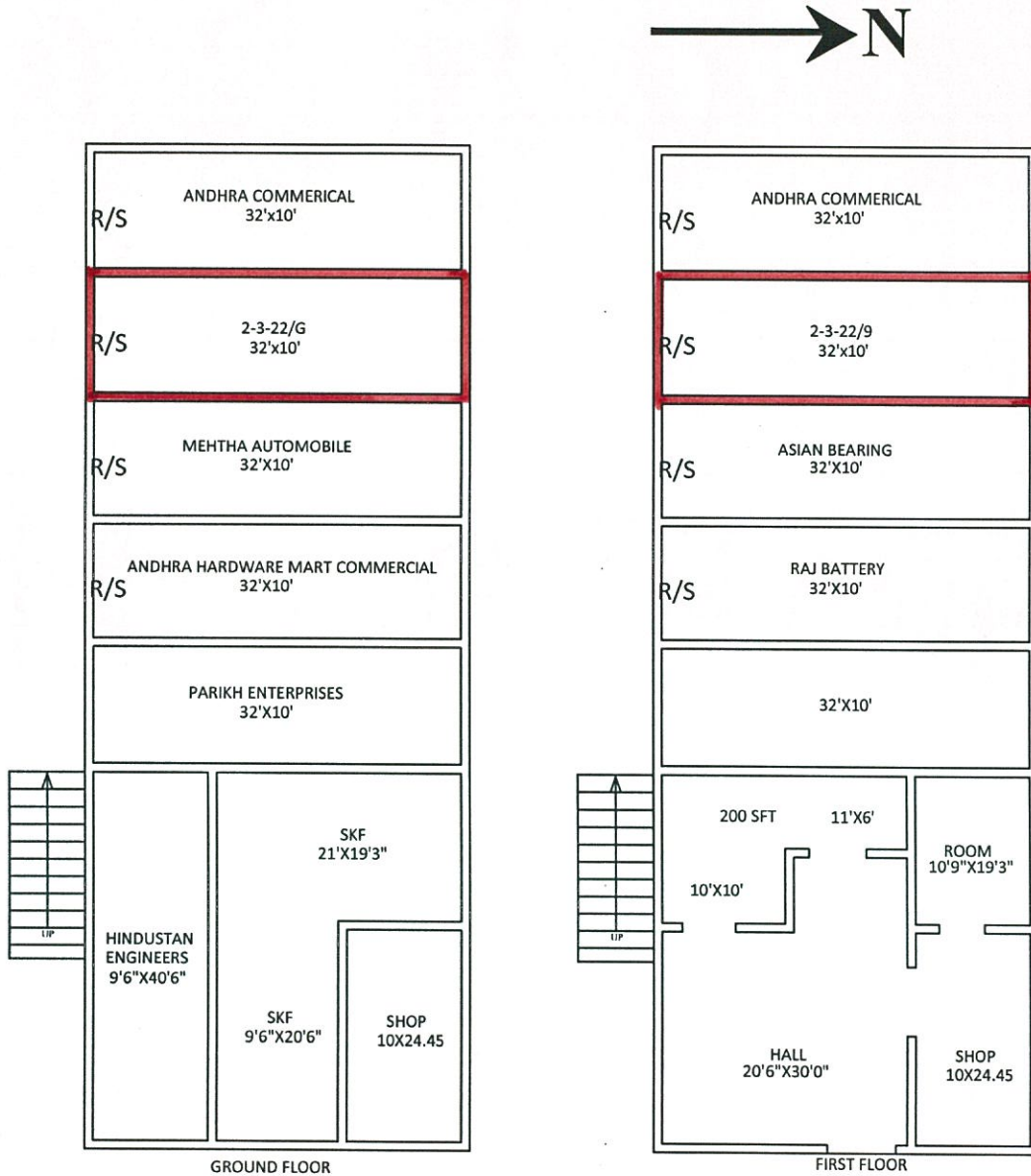
REGISTRATION PLAN SHOWING FOR SHOP / MALGIE BEARING MUNICIPAL NOS. 2-3-22/G & 2-3-22/9, SITUATED AT 2-3-22, MINISTER ROAD, RANIGUNJ, SECUNDERABAD.

VENDOR: SHRI. DHARMESH RANJIT PARIKH, SON OF SHRI. RANJIT PARKIH

VENDEE: SHRI. GAURANG J. MODY, S/O. LATE JAYANTILAL MODY,

BUILT UP AREA: 640 SFT:

UDS OF LAND: 38 SQ. YDS.



WITNESS:

1. *[Signature]*

2. *[Signature]*

[Signature]

SIGNATURE OF THE VENDOR

[Signature]

SIGNATURE OF THE PURCHASER

Bk - 1, CS No 543/2021 & Doct No
509/2021. Sheet 5 of 7 Sub Registrar
Secunderabad



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ధర్మేశ్ రి పరిక్
Dharmesh R Parikh
పుట్టిన సంవత్సరం / Year of Birth : 1965
పురుషుడు / Male

D.R. Parikh

2465

ఆధార్ - సామాన్యని హక్కు

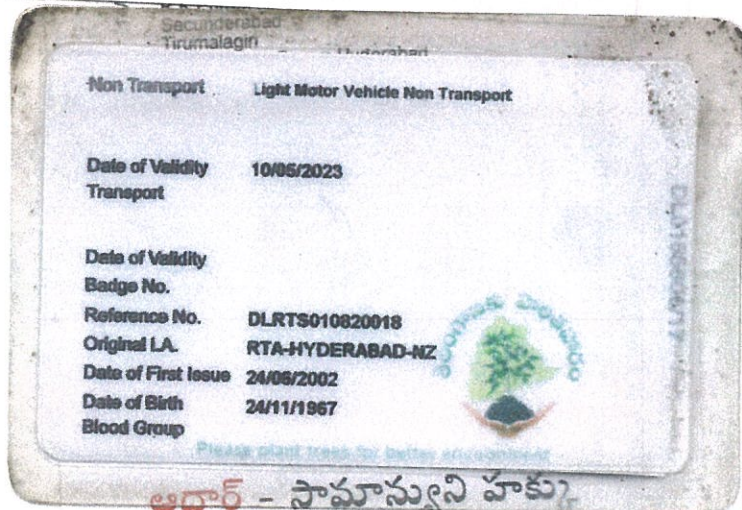
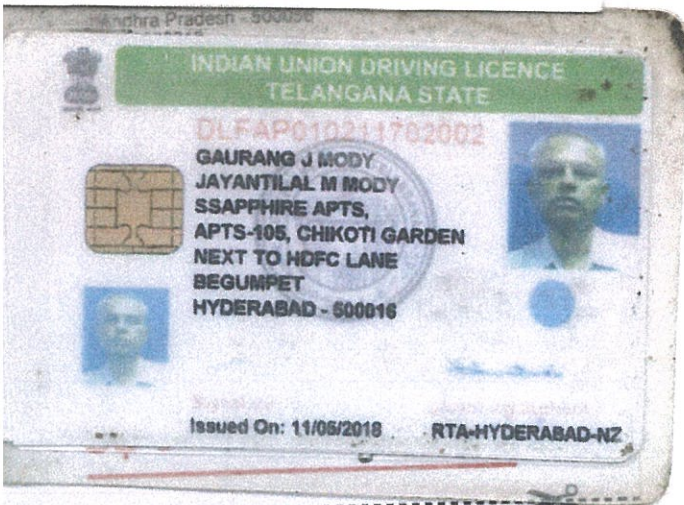


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O లేట్ రంజిత్ పరిక్, ౧-౧౧-౨౧౮/౨౧౯ ఫ్లాట్ నో-౧౦౫, గురుమూర్తి లాన్, విష్ణు ఎలిట్ అప్ట్, బేగం పేట్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500016

Address : S/O Late Ranjit Parikh, 1-11-217/218 Flat No-105, Gurumurthy Lane, Vishnu Elite Appt, Begum pet, Hyderabad, Andhra Pradesh, 500016

Aadhaar - Saamanyuni Hakku



ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

తారక రామ కృష్ణ ప్రసాద్ చెరుకూరి
Taraka Rama Krishna Prasad Cherukuri

పుట్టిన సంవత్సరం/Year of Birth: 1962
పురుషుడు / Male

3472 7454 6507

ఆధార్ - సామాన్యని హక్కు



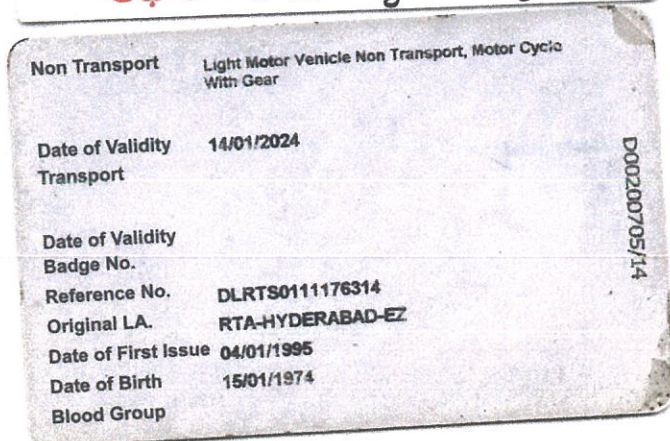
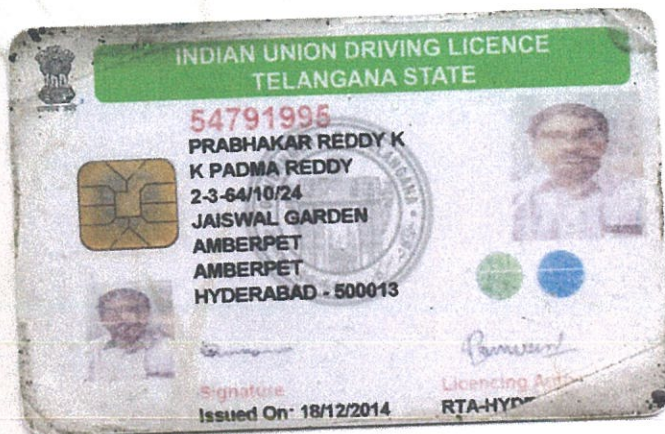
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

తారక రామ కృష్ణ ప్రసాద్ చెరుకూరి
Taraka Rama Krishna Prasad Cherukuri

పుట్టిన సంవత్సరం/Year of Birth: 1962
పురుషుడు / Male

3472 7454 6507

ఆధార్ - సామాన్యని హక్కు



Prabhakar Reddy

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Secunderabad

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Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No: 913UHT160221

Bank Code : YESB

Payment :
NB

Remitter Details	
Name	MR. GAURANG J. MODY
PAN Card No	AIZPM3748A
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	MR. DHARMESH RANJIT PARIKH
Address	HYDERABAD
Claimant Details	
Name	MR. GAURANG J. MODY
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	HYDERABAD
SRO Name	SECUNDERABAD
Amount Details	
Stamp Duty	91260
Transfer Duty	34260
Registration Fee	11420
User Charges	100
Mutation Charges	3000
TOTAL	140040
Total in Words	One Lakh Forty Thousand Forty Rupees Only
Date(DD-MM-YYYY)	16-02-2021
Transaction Id	5962774338020
Stamp & Signature _____	

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No: 913UHT160221

Bank Code : YESB

Payment :
NB

Remitter Details	
Name	MR. GAURANG J. MODY
PAN Card No	AIZPM3748A
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	MR. DHARMESH RANJIT PARIKH
Address	HYDERABAD
Claimant Details	
Name	MR. GAURANG J. MODY
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	HYDERABAD
SRO Name	SECUNDERABAD
Amount Details	
Stamp Duty	91260
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Mutation Charges	3000
TOTAL	140040
Total in Words	One Lakh Forty Thousand Forty Rupees Only
Date(DD-MM-YYYY)	16-02-2021
Transaction Id	5962774338020
Stamp & Signature _____	

⑥ Page



e-STAMPS Status

e-STAMPS

Document Registration eChallan Slip

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2/16/2021

Registration & Stamps Department
Telangana



Remitter / SRO / District-Registrar Details

Name

MR. GAURANG J. MODY

Mobile Number

9246165561

Challan Number

913UHT160221

PassCode

C5AF1

Bk - 1, CS No 543/2021 & Doct No
509/2021. Sheet 7 of 7 Sub Registrar
Secunderabad

509 / 2021

https://...ration telangana gov in/eChallan/download/printSlip.htm