

**Sale Deed
(SALE DEED)**

THIS DEED OF SALE is made and executed on 05 September 2023 by and between:

Sri/Smt./Kumari BUDIDA BHAGYAMMA, W/O LATE BUDIDA KUMAR, aged about 57 years, Form 60 --, Occ: House Wife, Residing at 6-15, LALGHADI MALAKPET, Lalgadimalakpet, Shamirpet, Medchal-Malkajigiri, Telangana, 500101. (Hereinafter called the "**VENDOR**" of the first part)

IN FAVOR OF

Sri/Smt./Kumari MODI REALTY LG MALAKPET LLP (CIN/ Firm/ Society/Trust No. - AAY-3923) Represented by ARJUN BHAVESH MEHTA, aged about 28 years, Residing at 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003.

(Hereinafter called the "**VENDEE - Authorized Person**" of the second part)

(The terms "VENDOR" and "VENDEE - Authorized Person" herein used shall wherever the context so admits / mean and include their respective heirs, executors, successors, legal representatives, Administrators and assignees etc.,

WHEREAS the Vendor is the sole and absolute owner of the agricultural land having extent of 0.2200 Ac.Gts in Survey No. 109/B/1/4, 108/A/2/2, 109/B/3, 111/B/1/4, 108/A/3, 110/1/2/2, Lalgadimalakpet (V), Shamirpet (M), Medchal-Malkajigiri District having TD-cum-Pass Book Number: T06130130202.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 2200000 /- (RUPEES TWENTY TWO LAKH ONLY) and the Vendee - Authorized Person has agreed to purchase the same. The consideration of Rs. 2200000 /- has already been paid to the Vendor by the Vendee - Authorized Person and the Vendor acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs. 2200000 /- already received by the Vendor from the Vendee - Authorized Person, the said Vendor as absolute owner of the said property described in the Schedule hereto does hereby transfer, convey and assign, free from encumbrances, all the said property to hold the same to the said Vendee - Authorized Person as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property is hereby conveyed. The Vendee - Authorized Person shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Vendee - Authorized Person as follows:

1. The Vendor declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor hereby agrees to indemnify and keep indemnified the Vendee - Authorized Person from all kinds of losses, damages, demands & third party claims, etc., which the Vendee - Authorized Person is put to by the reason of any defect in the title of the Vendor or any act or omission on Vendor's part.
2. The Vendor having received sale consideration from the Vendee - Authorized Person has delivered the physical and vacant possession of the schedule property to the Vendee - Authorized Person today.
3. The Vendor has also delivered to the Vendee - Authorized Person the original documents pertaining and relating to the schedule property including the deed under which the Vendor acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.
4. The Vendor assures that the land is not an assigned land as defined in Telangana Assigned Lands (Prohibition of Transfers) Act. 9 of 1977. The Vendor further declares that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Holding) Act. No. 1 of 1973. This land is not falling under any category of land prohibited under Section 22A of Registration Act, 1908.

Additional Covenants

Original Link document is handed over to Vendee - Authorized Person by the Vendor before witnesses.

SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 0.2200 Ac.Gts in Lalgadimalakpet (V), Shamirpet (M), Medchal-Malkajigiri District having TD-cum-Pass Book Number: T06130130202 within the limits of local body and bounded by:

Burk J

A-Nallareetha

AB Mehta

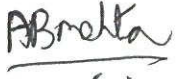
For MODI REALTY LG MALAKPET L

Designated Part
Page 1 of 3

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.166425.00/- paid between the hours of ____ and ____ on the 5th day of September, 2023 by Sri .

Execution admitted by (Details of all Seller/Buyer under Sec 32A):

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUAL	Aadhaar Verified		BUDIDA BHAGYAMMA, Address: 6-15, LALGHADI MALAKPET, Lalgadimalakpet, Shamirpet, Medchal- Malkajigiri, India	
2	BU: Authorized Person	Aadhaar Verified		ARJUN BHAVESH MEHTA Authorized by MODI REALTY LG MALAKPET LLP, Address: Hyderabad, India	
3	CONSENTING PARTY	Aadhaar Verified		ABBAGOUNI NAVANEETHA, Address: 2-28/1, MAJIDPUR VILLAGE, SHAMIRPET MANDAL, MEDCHAL- MALKAJGIRI DISTRICT,	

Tahsildar & Joint Sub-Registrar
Shamirpet Mandal



S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	109/B/1/4	0.0200	OTHERS:LAND IN SY NOS 104 AND 105	OTHERS:NEIGHBOURS LAND	OTHERS:LAND IN SY NOS 112,113,115 AND 116	OTHERS:NEIGHBOURS LAND
2	108/A/2/2	0.0250	OTHERS:LAND IN SY NOS 104 AND 105	OTHERS:NEIGHBOURS LAND	OTHERS:LAND IN SY NOS 112,113,115 AND 116	OTHERS:NEIGHBOURS LAND
3	109/B/3	0.0600	OTHERS:LAND IN SY NOS 104 AND 105	OTHERS:NEIGHBOURS LAND	OTHERS:LAND IN SY NOS 112,113,115 AND 116	OTHERS:NEIGHBOURS LAND
4	111/B/1/4	0.0100	OTHERS:LAND IN SY NOS 104 AND 105	OTHERS:NEIGHBOURS LAND	OTHERS:LAND IN SY NOS 112,113,115 AND 116	OTHERS:NEIGHBOURS LAND
5	108/A/3	0.0800	OTHERS:LAND IN SY NOS 104 AND 105	OTHERS:NEIGHBOURS LAND	OTHERS:LAND IN SY NOS 112,113,115 AND 116	OTHERS:NEIGHBOURS LAND
6	110/1/2/2	0.0250	OTHERS:LAND IN SY NOS 104 AND 105	OTHERS:NEIGHBOURS LAND	OTHERS:LAND IN SY NOS 112,113,115 AND 116	OTHERS:NEIGHBOURS LAND

EXECUTION DETAILS

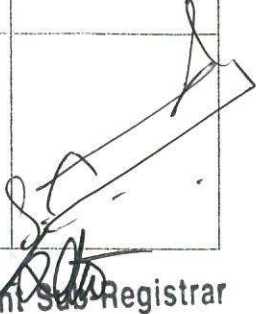
IN WITNESS WHEREOF, the Vendor and Vendee - Authorized Person hereunto have set hand to this Deed of Sale with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

B. S. S.
A. Nalaneetha

For MODI REALTY LG MALAKPET LLP

A. B. Mehta
Designated Partner

Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		SITARAMANJANEYUL U, Address: HAYATHNAGAR,	
2	WIT.	Aadhaar Verified		S ANAND REDDY, Address: ALWAL,	

Date
08 September 2023

Tahsildar & Joint Sub Registrar
Shamirpet Mandal
Signature of Registering Officer
Shamirpet



VENDOR

Signature

Name

Aadhar Number

Address

BUDIDA BHAGYAMMA

xxxxxxxx7530

6-15, LALGHADI MALAKPET, Lalgadimalakpet, Shamirpet, Medchal-Malkajigiri, Telangana, 500101

Bank J 058

For MODI REALTY LG MALAKPET LLP**VENDEE - Authorized Person**

Signature

Name

Aadhar Number

Address

MODI REALTY LG MALAKPET LLP (CIN/ Firm/ Society/ Trust No. AAY-3923) Represented by ARJUN BHAVESH MEHTA

xxxxxxxx9297

5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003

AB Mehta
Designated Partner**Consenting Party Details**

S.No.	Name	Aadhaar Number	Address	Signature
1	ABBAGOUNI NAVANEETHA	xxxxxxxx2055	2-28/1, MAJIDPUR VILLAGE, SHAMIRPET MANDAL, MEDCHAL-MALKAJIGIRI DISTRICT	A. Navaneetha

Details of payments of consideration

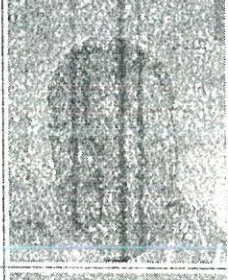
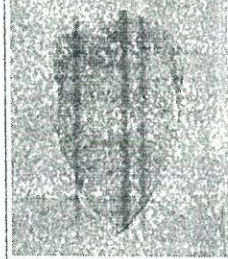
S.No.	Date	Amount	Mode Of Payment	Bank Name	Branch Name	Account Number	IFSC Code	Remarks
1	31/08/2023	2200000	DD	YES BANK	SOMAJIGUDA	9736700004811	YESB0000097	PAYMENT

Bank J 058

A. Navaneetha

For MODI REALTY LG MALAKPET LLPAB Mehta
Designated PartnerTahsildar & Joint Sub-Registrar
Shamirpet Mandal

E-KYC Details as received from UIDAI:

S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX9297 Arjun Bhavesh Mehta	Arjun Bhavesh Mehta, Address: C/O: Bhavesh Vasant Mehta, H NO-1-10-32 block-c, flat no-503, 5th floor, welkkin park, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX2055 Abbagouni Navaneetha	Abbagouni Navaneetha, Address: W/O Abbagouni Narsimhulu, 2-28/1 majid pur, NA, NA, Rangareddi, INDIA	
3	Aadhaar No: XXXXXXXX7530 Budidhi Bhagyamma	Budidhi Bhagyamma, Address: W/O: Budidhi Kumar, 6-15, lal gadi malak pet, NA, K.v. Rangareddy, INDIA	
4	Aadhaar No: XXXXXXXX9289 Samala Anand Reddy	Samala Anand Reddy, Address: C/O: Samaia Satha Reddy, 1-5-1076/3/301, Father Balaiah Nagar, NA, Hyderabad, INDIA	
5	Aadhaar No: XXXXXXXX3820 Sitaramanjaneyulu Burri	Sitaramanjaneyulu Burri, Address: S/O Koteswara Rao Burri, Plot No 1, 6-107/1, Sri Venkateswara Colony, NA, K.v. Rangareddy, INDIA	

**Tahsildar & Joint Sub-Registrar
Shamirpet Mandal**

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Shamirpet ,Medchal-Malkajigiri

Transaction Summary

Application No. : 2300708394

Party Details

S. No.	Party Type	PPB No.	Aadhaar Number	Name	Father's / Husband's Name	Social Status	Gender	Occupation	Form 60 / Form 61 / PAN No.	Address
1	Seller	T06130130202	xxxxxxx7530	BUDIDA BHAGYAMMA	LATE BUDIDA KUMAR	BC-B	Female	House Wife	Form 60	6-15, LALGHADI MALAKPET, Lalgadimalakpet, Shamirpet, Medchal-Malkajigiri, Telangana, 500101
2	Buyer - Authorized Person	T06130131665	xxxxxxx9297	MODI REALTY LG MALAKPET LLP (CIN/ Firm/ Society/Trust No. - AAY-3923) Represented by ARJUN BHAVESH MEHTA	--	--	--			5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003

Details of Land Transferred

Type of Transaction : SALE (SALE DEED)

District : Medchal-Malkajigiri Mandal : Shamirpet Village : Lalgadimalakpet

S.No.	Passbook No.	Survey No.	Khata No.	Extent Transferred (Ac.Gts)	Consideration Value (in INR)	Market Value (in INR)	Chargeable Value (in INR)
1	T06130130202	110/1/2/2	793	0.0250	367500	367500	367500
2	T06130130202	111/B/1/4	793	0.0100	147000	147000	147000
3	T06130130202	109/B/1/4	793	0.0200	235500	65625	235500
4	T06130130202	109/B/3	793	0.0600	600000	196744	600000
5	T06130130202	108/A/2/2	793	0.0250	250000	82031	250000
6	T06130130202	108/A/3	793	0.0800	600000	262369	600000
Total				0.2200			2200000


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of the instruments.

In the form of								
Description of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E-challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/Pay Order	Total
Stamp Duty	0.00	0	121000	0	0	0.00	0	121000
Transfer Duty	0	0	33000	0	0	0	0	33000
Reg Fee	0	0	11000	0	0	0	0	11000
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	1375	0	0	0	0	1375
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	166425	0	0	0.00	0	166425

Total Deficit amount for document is Rs. 0/-.

Rs. 154000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 11000/- towards Registration Fees on the chargeable value of Rs 2200000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2300677595 dated 05-09-2023 of SBIN/.

Online Payment Details received from SBI e-PAY

(1). AMOUNT PAID Rs: 166425.00/- DATE: 05-09-2023, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 111621605802, PAYMENT CODE: , ATRN: 5075176201917, REMITTER NAME: ARJUN BHAVESH MEHTA Authorized by MODI REALTY LG MALAKPET LLP, EXECUTANT NAME: BUDIDA BHAGYAMMA, CLAIMANT NAME: MODI REALTY LG MALAKPET LLP.

Date
08 September 2023


 Tahsildar & Joint Sub-Registrar
 Shamirpet Mandal
 Signature Of Registering Officer
 Shamirpet

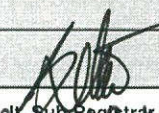
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Stamp Duty Details

Charge Type	Amount in INR
Stamp Duty	121000
Mutation Charges	1375
PPB Charges (Including Courier Charges)	0
Transfer Duty	33000
Registration Fees	11000
Haritha Nidhi	50
Total Amount	Rs. 166425

Payment of Rs. 166425 /- is made through e-Challan No: REG2300677595 dated 05/09/2023.


Tahsildar & Joint Sub-Registrar
Shamirpet, Medchal Malkajgiri
Shamirpet Mandal

It appears there is some discrepancy in area of sub-divisions in 108/A/2/2, 108/A/3 survey number. You are advised to satisfy yourself about the area as per ground position.

Certificate of Registration

Registered as document no. 655 of 2023 of Book1 and assigned the identification number 1-6117-655-2023 for Scanning on 08 September 2023.

Tahsildar & Joint Sub-Registrar
Signature Of Registering Officer
Shamirpet Mandal
(Shamirpet)
T SATYANARAYANA



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Shamirpet, Medchal-Malkajigiri

eChallan

Challan No. REG2300677595

Remitter Details	Buyer - Authorized Person
Name	ARJUN BHAVESH MEHTA Authorized by MODI REALTY LG MALAKPET LLP
Address	5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003
Aadhaar No.	xxxxxxxx9297
Mobile No.	8978310773

Details of the Amounts Remitted (in INR)	
Stamp Duty	121000
Transfer Duty	33000
Registration Fee	11000
Mutation Charges	1375
PPB Charges (Including Courier Charges)	0
Haritha Nidhi	50
Total Amount	166425
In Words Rupees	ONE LAKH SIXTY SIX THOUSAND FOUR HUNDRED TWENTY FIVE RUPEES ONLY
Amount paid By	Buyer - Authorized Person

Party Details			
S.No	Party Type	Name	Address
1	Seller Name	BUDIDA BHAGYAMMA	6-15, LALGHADI MALAKPET, Lalgadimalakpet, Shamirpet, Medchal-Malkajigiri, Telangana, 500101
2	Buyer - Authorized Person Name	ARJUN BHAVESH MEHTA Authorized by MODI REALTY LG MALAKPET LLP	5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003

Document Information	
Property Details as per Dharani: Village, Mandal & District	Lalgadimalakpet, Shamirpet, Medchal-Malkajigiri
Passbook Number of Seller/s	T06130130202
Passbook Number of Buyer/s	T06130131665
Document Nature	SALE
Transaction Type	Registration


Tahsildar & Jt. Sub Registrar
Shamirpet Mandal
Shamirpet, Medchal-Malkajigiri

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Shamirpet Mandal
Shamirpet



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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Shamirpet, Medchal-Malkajigiri

Undertaking to be filed by the Transferor

I/We do hereby solemnly affirm and state as follows:

I/We intend to transfer to Shri/Smt./Kumari ARJUN BHAVESH MEHTA Authorized by MODI REALTY LG MALAKPET LLP the following land(s):

Village : Lalgadimalakpet

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T06130130202	108/A/3	0.0800
2	T06130130202	109/B/3	0.0600
3	T06130130202	110/1/2/2	0.0250
4	T06130130202	108/A/2/2	0.0250
5	T06130130202	109/B/1/4	0.0200
6	T06130130202	111/B/1/4	0.0100
Total			0.2200

1 I/We are the absolute owner and possessor of the above said lands. The extents of land owned by me/us mentioned herein are correct. ☒

2 I or we have not sold the said land to anyone else. ☒

3 There is no court order or injunction restraining transfer of the said land. ☒

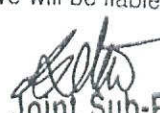
4 The proposed land transfer is not in contravention of the following laws: ☒

- The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
- The Telangana Scheduled Area Land Transfer Regulation, 1970.
- The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.

5 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908. ☒

Declaration

I/We have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and I/We declare that the particulars furnished above are true. I/We will be liable for criminal and civil action, if it is proved otherwise at any point of time. ☒


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal


Bayan

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Shamirpet Mandal
Shamirpet



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Place Lalgadimalakpet
Date 05/09/2023

Bhagya S
Name BUDIDA BHAGYAMMA
W/O LATE BUDIDA KUMAR
R/o Village Lalgadimalakpet
Mandal Shamirpet
PPB No. T06130130202


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

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Shamirpet Shamirpet Mandal

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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Shamirpet, Medchal-Malkajigiri

Undertaking to be filed by Transferee

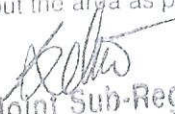
I do hereby solemnly affirm and state as follows:

I/We intend to purchase from Shri/Smt./Kumari BUDIDA BHAGYAMMA the following land(s):

Village : Lalgadimalakpet

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T06130130202	109/B/1/4	0.0200
2	T06130130202	108/A/2/2	0.0250
3	T06130130202	111/B/1/4	0.0100
4	T06130130202	108/A/3	0.0800
5	T06130130202	110/1/2/2	0.0250
6	T06130130202	109/B/3	0.0600
Total			0.2200

- 1 I/We have verified and satisfied myself with encumbrance particulars to the land and possession and extent on ground. ☒
- 2 I/We have verified the records and satisfied with the seller's title to the land. ☒
- 3 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908. ☒
- 4 There is no court order or injunction restraining transfer of the said land. ☒
- 5 The proposed land transfer is not in contravention of the following laws: ☒
 - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
 - The Telangana Scheduled Area Land Transfer Regulation, 1970.
 - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.
- 6 I am aware that there is some discrepancy in area of sub-divisions of 108/A/2/2, 108/A/3 survey number. I have satisfied myself about the area as per ground position. ☒


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

Declaration

FOR MODI REALTY LG MALAKPET LLP


Designated Partner

I/We have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and. I/We declare that the particulars furnished above are true. I/We will be liable for criminal and civil action, if it is proved otherwise at any point of time. ☒


Bock1, CS No. 2300708394 & Doct No 655 / 2023__ Sheet 9 of 10 Tahsildar & Jt Sub Registrar Tansildar & Joint Sub-Registrar
Shamirpet Shamirpet Mandal



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For MODI REALTY LG MALAKPET LLP

Place Hyderabad

Date 05/09/2023



Designated Partner
Name

ARJUN BHAVESH MEHTA
Authorized by MODI REALTY
LG MALAKPET LLP

R/o District Hyderabad

PPB No. T06130131665


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal


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Shamirpet
Tahsildar & Joint Sub-Registrar
Shamirpet Mandal



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भारत सरकार
GOVERNMENT OF INDIA



సామల ఆనంద్ రెడ్డి
Samala Anand Reddy
పుట్టిన తేదీ/DOB: 21/05/1977
పురుషుడు/ MALE
Mobile No: 9848052222

2047 2903 9289
VID : 9136 3772 4147 7179

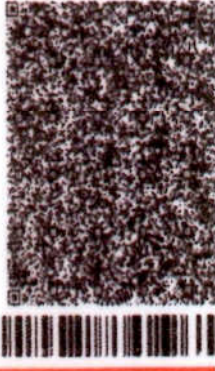
నా ఆధార్ - నా గురింపు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరునామా:
సంబంధితులు: శామల సత రెడ్డి, 1-5-1076/3/301,
ఫాదర్ బాలాయ్య నగర్, గోల్డెన్ ప్యాలస్ అప్స్, అల్వల్,
హైదరాబాద్,
తెలంగాణ - 500010

Address :
C/O: Samala Satha Reddy, 1-5-1076/3/301,
Father Balaiah Nagar, Golden Palace Apts,
Alwal, Hyderabad,
Telangana - 500010



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

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Bengaluru-560 001

9848052222



भारत सरकार
GOVERNMENT OF INDIA



సీతారామాంజనేయులు బుర్ని
Sitaramanjaneyulu Burni
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE
Mobile No: 9849629678

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VID : 9183 9026 9107 8060

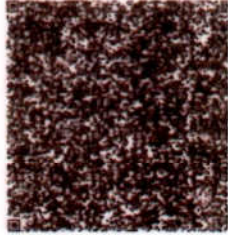
నా ఆధార్ - నా గురింపు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరునామా:
S/O కోటేశ్వర రావు బుర్ని, ప్లాట్ నో 1, 6-107/1, శ్రీ
వెంకటేశ్వర కాలనీ, గ్రాంపంచాయతీ దగ్గర, ఇంజాపూర్,
హయత్ నగర్, కె.వి.రంగారెడ్డి,
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