

తెలంగాణ ప్రభుత్వము

పట్టాదారు పాసు పుస్తకం

భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : మేడ్చల్-మల్కాజిగిరి
మండలం : షామీర్ పేట్
పాస్ బుక్ నెంబర్ : T06130131665

డివిజన్ : కీసర
గ్రామం : లాల్లడిమలక్ పేట్



T06130131665



ఖాతా నెంబర్ : 60671

1. పట్టాదారు పేరు ఇంటిపేరుతో : మోడీ రియాల్టీ ఎల్జి మలక్పేట యల్ యల్ పే
2. తండ్రి/భర్త పేరు :
3. స్త్రీ / పురుషుడు :
4. చిరునామ : లాల్లడిమలక్ పేట్, షామీర్ పేట్, మేడ్చల్-మల్కాజిగిరి
5. కులము :
6. ఆధార్ సంఖ్య :
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వము

జిల్లా : మేడ్చల్-మల్కాజిగిరి

డివిజన్ : కీసర

మండలం : షామీర్ పేట్

గ్రామం : లాల్మడిమలక్ పేట్

వ్యవసాయ భూమి వివరములు

తేదీ : 06-12-2021

క్ర సం	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎం గు	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
1	118/C	0.1000	కొనుగోలు	పట్టా	4
2	118/B/అ	0.2100	కొనుగోలు	పట్టా	4
3	118/A/3	0.0350	కొనుగోలు	పట్టా	4
4	118/A/2	0.0350	కొనుగోలు	పట్టా	4
5	118/A/1	0.0400	కొనుగోలు	పట్టా	4
పూర్తి విస్తీర్ణం		1.0200			



తెలంగాణ తెలంగాణ TELANGANA

SL. No. 32989 Date: 02-12-2021, Rupees: 100/-
 Sold to: Ramesh,
 S/o. Late Narsing Rao, R/o. Hyd,
 For whom: M/s. Modi Reality LG Malakpet LLP.

AK 555231

KODALI RADHIKA

Licensed Stamp Vendor Lic No. 7/10, 16/7/04/ 19-21
 6, Kubera Towers, Narayanaguda, Hyderabad-29.
 Cell: 9866378260, 9440090826

SALE DEED

This Agreement of Sale is made and executed on this the 6th day of December, 2021 at Hyderabad by and between:

Mrs. Birkuri Bharatamma, W/o. Late Birkuri Yadaiah, aged about 55 years, Occupation: Housewife, resident of H. No: 4-24, Lalghadi Malakpet Village, Shamirpet Mandal, Medchal-Malkajgiri District, Aadhar no. 4207 9219 6848.

Hereinafter referred to as Vendor

IN FAVOUR OF

M/s. Modi Realty LG Malakpet LLP, a Limited Liability Partnership Firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Designated Partner, Mr. Arjun Bhavesh Mehta, son of Mr. Bhavesh Mehta aged about 26 years, Occupation: Buisness [Pan no. CDAPM8953R].

Hereinafter referred to as the Purchaser.

(U. B. Bharatamma)
 B.B.

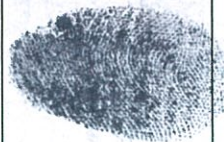
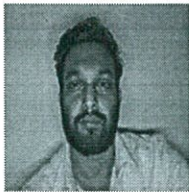
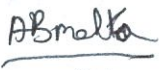
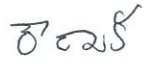
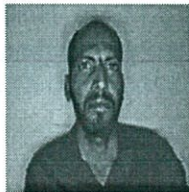
Ramesh Rao
 For MODI REALTY LG MALAKPET LLP
 AB Mehta
 Designated Partner

SCANNED

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.317925.00/- paid between the hours of ____ and ____ on the 3rd day of December, 2021 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		BIRUKURI BHARATHAMMA, Address: 4-24, LALGADI 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		OGGU RENUKA, Address: MADHAPURAM, THURKAPALLY MANDAL, MADHAPUR, NALGONDA DISTRICT,	
4	CONSENTING PARTY	Aadhaar Verified		BIRUKURI VENKATESH, Address: 4-24, LALGHADI MALAKPET VILLAGE, SHAMIRPET MANDAL, MEDCHAL- MALKAJGIRI DISTRICT,	
5	CONSENTING PARTY	Aadhaar Verified		RAVULA MANJULA, Address: 4-122/1, CHEERYAL VILLAGE, KEESARA MANDAL, MEDCHAL- MALKAJGIRI DISTRICT,	

Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

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1. Mr. Birkuri Venkatesh, S/o. Late Birkuri Yadaiah, aged about 33 years, Occupation: Service, resident of H. No: 4-24, Lalgudi Malakpet Village, Shamirpet Mandal, Medchal-Malkajgiri District, Aadhar no. 6559 7682 1702.
2. Mr. Birkuri Srisailam, S/o. Late Birkuri Yadaiah, aged about 29 years, Occupation: Service, resident of H. No: 5-119, Lalgudi Malakpet Village, Shamirpet Mandal, Medchal-Malkajgiri District, Aadhar no. 6274 3734 976
3. Ms. Ravula Manjula, W/o. Ravula Kumaraiah, aged about 34 years, Occupation: Housewife, resident of H. No: 4-122/1, Cheeryal Village, Keesara Mandal, Medchal-Malkajgiri District, Aadhar no. 8485 0489 5852.
4. Ms. Oggu Renuka, D/o. Late Birkuri Yadaiah aged about 31 years, Occupation: Housewife, resident of Madhapuram Village, Turkapally Mandal, Nalgonda District, Aadhar no. 8593 4215 0184.
5. Mr. S. Anand Reddy, S/o. S. Satha Reddy, aged about 45 years, Occupation: Business, resident H. No. 1-5-1076/3/301, Golden Palace Apartment, Father Balaiah Nagar, Old Alwal, Secunderabad, Aadhar no. 2047 2903 9289.

Hereinafter collectively referred to as Consenting Party and severally as Consenting Party no.1, Consenting Party no.2 and so on.

The term Vendor, Consenting Party and Purchaser shall unless repugnant to the context or meaning thereof shall mean and include their representatives, executors, administrators and assignees etc.

WHEREAS:

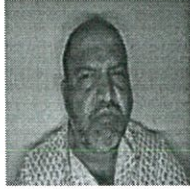
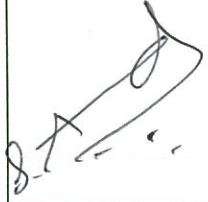
1. Mr. Syed Rehman, Syed Osman and Mr. Syed Yakub Hussain were the original owners and pattedars of land admeasuring Ac. 1-22 gts, forming a part of Sy. No.118 of Lalgudi Malakpet Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana. Their names were duly recorded in the pahanis.
2. Mr. Syed Osman, S/o. Syed Yakub Hussian sold land admeasuring Ac. 1-00 gts., in Sy. No. 115 & 118 of Lalgudi Malakpet Village by way of Sada Binama to Birukuri Yadaiah, Son of B. Seethaiah. The sale was validated by way of certificate no. B/287/89 dated 10-5-1990 issued by the MRO Shamirpet. Out of the said Ac. 1-00 gts, Ac. 0-29 gts, was purchased by B. Yadaiah in Sy. No. 118.
3. Mr. Syed Yakub Rahman sold land admeasuring Ac. 0-11 gts., in Sy. No. 118 of Lalgudi Malakpet Village by way of Sada Binama to Seetakam Ramaiah, Son of Seetakam Venkaiah. The sale was validated by way of certificate no. B/299/89 dated 10-06-1990 issued by the MRO Shamirpet. After the death of S. Ramaiah the land devolved his 3 sons S. Bikshapathi, S. Venkatesh and S. Anjaneyulu by way of proceeding no. B/1067/04 issued by the MRO Shamirpet. S. Bikshapathi, S. Venkatesh and S. Anjaneyulu sold the said 11 guntas to Smt. G.S. Amruta Kiran, W/o. G. M. Swami Rao by way of registered sale deed registered as document no. 9312/05 dated 21-12-2005 registered at SRO Shamirpet. Smt. G. S. Amruta Kiran in turn sold the said 11 guntas to Birukuri Yadaiah by way of sale deed registered as document no. 1006/06 dated 23-01-2006 registered at SRO Shamirpet.

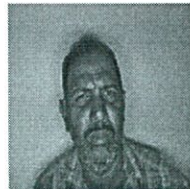
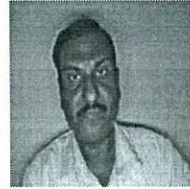
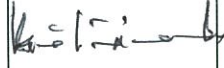


(H. of B. Bharatam)
S. A.

For MODI REALTY LG MALAKPET LLP

AB maha
Designated Partner

6	CONSENTING PARTY	Aadhaar Verified		BIRUKURI SRISAILAM, Address: 5-119, LALGHADI MALAKPET VILLAGE, SHAMIRPET MANDAL, MEDCHAL-MALKAJGIRI DISTRICT,	
7	CONSENTING PARTY	Aadhaar Verified		S ANAND REDDY, Address: 1-5-1076/3/301, GOLDEN PALACE APTS, FATHER BALAIAH NAGAR, OLD ALWAL, SECUNDERABAD,	

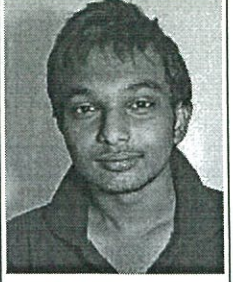
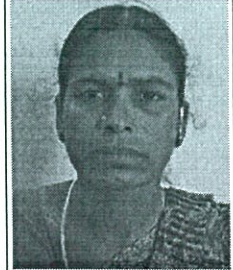
Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		KANREDDY RAJIREDDY, Address: LALGADIMALAKPET,	
2	WIT.	Aadhaar Verified		SITARAMANJANEYUL U BURRI, Address: INJAPPOOR,	

Date
06 December 2021


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

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E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXXX9297 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: XXXXXXXXX1702 Birukuri Venkatesh	Birukuri Venkatesh, Address: S/O: Birukuri Yadaiah, 4-24, lalgadi malak pet, NA, K.v. Rangareddy, INDIA	
3	Aadhaar No: XXXXXXXXX9767 Birukuri Srisailam	Birukuri Srisailam, Address: S/O: Birukuri Yadaiah, 5-119, lal gadi Malakpet, NA, K.v. Rangareddy, INDIA	
4	Aadhaar No: XXXXXXXXX0184 OGGU RENUKA	OGGU RENUKA, Address: NA, NA, NA, NA, Nalgonda, INDIA	
5	Aadhaar No: XXXXXXXXX5852 Ravula Manjula	Ravula Manjula, Address: C/O: Ravula Komaraiah, 4-122/1, Cheeryal, NA, Medchalmalkajiri, INDIA	


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Purchaser has paid the total consideration of Rs. 42,00,000/- (Rupees Forty Two Lakhs 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.	Cheque no/ Pay order no.	Date	Amount	Drawn on
1.	031174	01-12-2021	42,00,000/-	YES Bank, Somajiguda Branch

2. For the total sale consideration as mentioned above the Vendors do hereby grant, convey, transfer and sell the Scheduled Property unto and in favour of the Purchaser by way of absolute sale.
3. The Vendors declares that:
- The Vendors is the absolute owner of the Scheduled Property.
 - There are no other claimants to the Scheduled Property.
 - No other party has any claim to any easement rights in the Scheduled Property.
 - The recitals mentioned in this deed are true to the best of the Vendors knowledge.
 - There are no proceedings or suits pending in any court of law, revenue department, statutory authorities, tribunals, etc., in relation to the Scheduled Property.
 - The Vendors gives guarantee of title to the Purchaser.
 - The Vendors indemnifies the Purchaser against any claim made by any party on the Scheduled Property.
 - The Vendors 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 Vendors responsibility to pay the same.
 - The Vendors 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 Vendors 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.



(Lt. g B. Bharatamma)

B.B.

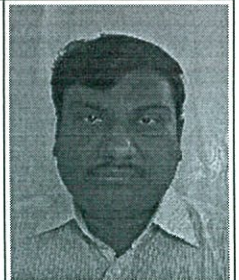
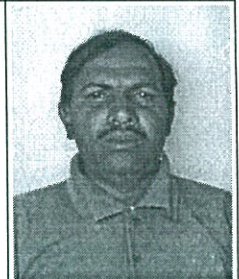
B.B.

Row 020 8 2021

S. A

For MODI REALTY LG MALAKPET LLP

AB mello
Designated Partner

6	Aadhaar No: XXXXXXXXX9289 Samala Anand Reddy	Samala Anand Reddy, Address: C/O: Samala Satha Reddy, 1-5-1076/3/301, Father Balaiah Nagar, NA, Hyderabad, INDIA	
7	Aadhaar No: XXXXXXXXX6848 Birukuri Bharatamma	Birukuri Bharatamma, Address: W/O: Birukuri Yadaiah, 4- 24, lal gadi Malakpet, NA, K.v. Rangareddy, INDIA	
8	Aadhaar No: XXXXXXXXX3820 Sitaramanjaneyulu Burri	Sitaramanjaneyulu Burri, Address: S/O Koteswara Rao Burri, Plot No 1, 6-107/1, Sri Venkateswara Colony, NA, K.v. Rangareddy, INDIA	
9	Aadhaar No: XXXXXXXXX8311 Kanreddy Rajireddy	Kanreddy Rajireddy, Address: S/O: Kanreddy Yadireddy, 5-76, lal gadi Malakpet, NA, K.v. Rangareddy, INDIA	


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal



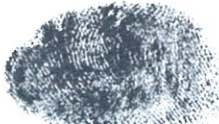
DETAILS OF SCHEDULE PROPERTY

All that land admeasuring Ac. 1-02 gts, forming a part Sy. No. 118 (4 guntas in Sy. No. 118/A/1, 3.5 guntas in Sy. No. 118/A/2, 3.5 guntas in Sy. No. 118/A/3, 21 guntas in Sy. No. 118/B/A and 10 guntas in Sy. No. 118/C) of Lalghadi Malakpet Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana and bounded by:

North	Land belonging to Mekala Balaiah & Mekala Narsimhulu
South	Land belonging to Kaira Venkatesh & K. Narashima
East	Road
West	Land belonging to Mekala Narashimlu

IN Witnesses Whereof this Sale Deed is made and executed on this the 3rd day of December, 2021 by the parties hereto in presence of the witnesses mentioned below

Vendor : Birukuri Bharatamma:


(U. g B. Bharatamma)
For MODI REALTY LG MALAKPET LLP

Purchaser: M/s. Modi Realty LG Malakpet LLP:

AB Malia

Designated Partner

Consenting Party no.1: Birukuri Venkatesh:

B.V.

Consenting Party no.2: Birukuri Srisailam:

B.S.

Consenting Party no.3: Ravula Manjula:

Rosooa

Consenting Party no.4: Oggu Renuka:

O.R.

Consenting Party no.5: S. Anand Reddy:

S.A.

Witness no1:

Name:

Address:

K. Raji Reddy
Indrabada

Witness no. 2:

Name:

Address:

K. Raji Reddy
(K. Raji Reddy)
Indrabada

W
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	231000	0	0	0.00	0	231000
Transfer Duty	0	0	63000	0	0	0	0	63000
Reg Fee	0	0	21000	0	0	0	0	21000
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	2625	0	0	0	0	2625
Total	0.00	0	317925	0	0	0.00	0	317925

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

Rs. 294000 towards Stamp Duty including T.D Under Section 41 of I.S Act,1899 and Rs 21000/- towards Registration Fees on the chargeable value of Rs 4200000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2101058871 dated 04-12-2021 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 317925.00/- DATE: 04-12-2021, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 111614333030, PAYMENT CODE: ,ATRN: 5864566983617,REMMITER NAME: ARJUN BHAVESH MEHTA Authorized by MODI REALTY LG MALAKPET LLP, EXECUTANT NAME: BIRUKURI BHARATHAMMA, CLAIMAINT NAME: MODI REALTY LG MALAKPET LLP.

Date
06 December 2021

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

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

eChallan

Challan No. REG2101058871

Remitter Details		Buyer - Authorized Person	
Name	ARJUN BHAVESH MEHTA Authorized by MODI REALTY LG MALAKPET LLP		
Address	1-10-32, BLOCK-C, PLOT NO 503, 5 FLOOR, WELKIN PARK, PRAKASH NAGAR, Hyderabad, Telangana, 500016		
Aadhaar No.	xxxxxxxx9297		
Mobile No.	8978310773		
Details of the Amounts Remitted (in INR)			
Stamp Duty	231000		
Transfer Duty	63000		
Registration Fee	21000		
Mutation Charges	2625		
PPB Charges (Including Courier Charges)	300		
Total Amount	317925		
In Words Rupees	THREE LAKH SEVENTEEN THOUSAND NINE HUNDRED TWENTY FIVE RUPEES ONLY		
Amount paid By	Buyer - Authorized Person		
Party Details			
Seller Name	BIRUKURI BHARATHAMMA		
Address	4-24, LALGADI MALAKPET, Lalgadimalakpet, Shamirpet, Medchal-Malkajigiri, Telangana, 500078		
Buyer - Authorized Person Name	ARJUN BHAVESH MEHTA Authorized by MODI REALTY LG MALAKPET LLP		
Address	1-10-32, BLOCK-C, PLOT NO 503, 5 FLOOR, WELKIN PARK, PRAKASH NAGAR, Hyderabad, Telangana, 500016		
Document Information			
Property Details as per Dharani: Village, Mandal & District	Lalgadimalakpet, Shamirpet, Medchal-Malkajigiri		
Passbook Number of Seller	T06130130433		
Passbook Number of Buyer			
Document Nature	SALE		
Transaction Type	Registration		

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

Certificate of Registration

Registered as document no. 1008 of 2021 of Book1 and assigned the identification number 1-6117-1008-2021 for Scanning on 06 December 2021.


Signature Of Registering Officer
(Shamirpet)

M Surender
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. : 2101061924

Seller Details		Buyer - Authorized Person Details	
PPB No.	T06130130433	PPB No.	
Aadhaar Number	xxxxxxx6848	Aadhaar Number	xxxxxxx9297
Name	BIRUKURI BHARATHAMMA	Name	MODI REALTY LG MALAKPET LLP (CIN/ Firm/ Society/Trust No. - AAY-3923) Represented by ARJUN BHAVESH MEHTA
Father's / Husband's Name	BIRUKURI YADIAH	Father's / Husband's Name	--
Social Status	BC-B	Social Status	--
Gender	Female	Gender	--
Occupation	House Wife		
Form 60	Yes		
Address	4-24, LALGADI MALAKPET, Lalgadimalakpet, Shamirpet, Medchal- Malkajigiri, Telangana, 500078	Address	5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500016

Details of Land Transferred

Type of Transaction : **SALE (SALE DEED)**

District : Medchal-Malkajigiri Mandal : Shamirpet Village : Lalgadimalakpet Khata No. : 1895

S.No.	Survey No.	Extent Transferred (Ac.Gts)	Consideration Value (in INR)	Market Value (in INR)	Chargeable Value (in INR)
1	118/B/e	0.2100	2100000	393600	2100000
2	118/A/2	0.0350	350000	65625	350000
3	118/A/3	0.0350	350000	65625	350000
4	118/C	0.1000	1000000	187425	1000000
5	118/A/1	0.0400	400000	75000	400000
Total		1.0200			4200000

Stamp Duty Details

Charge Type	Amount in INR
Stamp Duty	231000
Mutation Charges	2625
PPB Charges (Including Courier Charges)	300
Transfer Duty	63000
Registration Fees	21000
Total Amount	Rs. 317925

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

Book1,CS No. 2101061924 & Doct No __1008 / 2021__ Sheet 7 of 10 Tahsildar & Jt Sub Registrar

Shamirpet

Tahsildar & Joint Sub-Registrar

Shamirpet Mandal

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Government of Telangana

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

Undertaking to be filed by the Transferor

I do hereby solemnly affirm and state as follows:

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

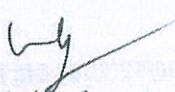
Village : Lalgadimalakpet

Survey Number and Sub Division No.	Extent of land
118/A/2	0.0350
118/A/1	0.0400
118/C	0.1000
118/B/2	0.2100
118/A/3	0.0350
Total	1.0200

- 1 I am the absolute owner and possessor of the above said lands. The extents of land owned by me mentioned herein are correct. ☒
- 2 I 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. ☒

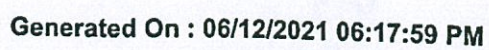
Declaration

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

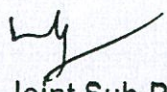

Tahsildar & Joint Sub-Registrar
Shamirpet Mandal


(U. S) B. Bharatamma

dar & Joint Sub-Reg
Shamirpet Mandal



Place Lalgadimalakpet
Date 04/12/2021


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

( u. g. p. Karathamma)
Name BIRUKURI BHARATHAMMA
W/O BIRUKURI YADIAH
R/o Village Lalgadimalakpet
Mandal Shamirpet
PPB No. T06130130433

Book1,CS No. 2101061924 & Doct No __1008 / 2021__ Sheet 9 of 10 Tahsildar & Jt Sub Registrar
Tahsildar & Joint Sub-Registrar
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 intend to purchase from Shri/Smt./Kumari **BIRUKURI BHARATHAMMA** the following land(s):

Village : Lalgadimalakpet

Survey Number and Sub Division No.	Extent of land
118/B/9	0.2100
118/A/3	0.0350
118/A/2	0.0350
118/C	0.1000
118/A/1	0.0400
Total	1.0200

- 1 I have verified and satisfied myself with encumbrance particulars to the land and possession and extent on ground. ☒
- 2 I have verified the records and am 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.

Declaration

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

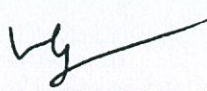
☒

Place

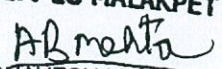
Name

Date

04/12/2021


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

PPB No.


ARJUN BRAVESH MEHTA
Designated Partner
Authorized by MODI REALTY
LG MALAKPET LLP

WY
Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

Book1,CS No. 2101061924 & Doct No __1008 / 2021__ Sheet 10 of 10 Tahsildar & Jt Sub Registrar
Shamirpet



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వీరుకూరి భారతమ్మ
Birukuri Bharatamma

పుట్టిన సంవత్సరం/Year of Birth: 1966
స్త్రీ / Female

4207 9219 6848



ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వీరుకూరి వెంకటేశ్
Birukuri Venkatesh

పుట్టిన సంవత్సరం/Year of Birth: 1988
పురుషుడు / Male

6559 7682 1702



ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వీరుకూరి శ్రీశైలం
Birukuri Srisailam

పుట్టిన సంవత్సరం/Year of Birth: 1992
పురుషుడు / Male

6274 3734 9767



ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
Government of India

రావుల మంజుల
Ravula Manjula

పుట్టిన తేదీ / DOB : 01/01/1987
స్త్రీ / Female

809656470



8485 0489 5852

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

ఒగ్గు రేణుక
OGGU RENUKA

తండ్రి : వీరుకూరి యాదయ్య
Father : BEETAKURI YADAIHA

పుట్టిన తేదీ/DOB: 16/07/1980
స్త్రీ / Female

8593 4215 0184



ఆధార్ - సామాన్యని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O: వీరుకూరి యాదయ్య, 4-24
లాల్ గడి మల్కపేట్, శామిర్పేట్ మండల్
లాల్ గడి మల్కపేట్, లాల్ గడి మల్కపేట్
కె.వి.రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500078

Address: W/O: Birukuri Yadaiah, 4-24, lai gadi Malakpet, shamirpet Mandal, Laigadimalakpet, K.V. Rangareddy, Laigadi Malakpet, Andhra Pradesh, 500078

9951971154

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.ఎం. బాక్స్ నెం. 1947, రంగారెడ్డి-500001

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: వీరుకూరి యాదయ్య, 4-24
లాల్ గడి మల్కపేట్, శామిర్పేట్ మండల్
లాల్ గడి మల్కపేట్, లాల్ గడి మల్కపేట్
కె.వి.రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500078

Address: S/O: Birukuri Yadaiah, 4-24, laigadi malak pet, shamirpet mandal, Laigadimalakpet, K.V. Rangareddy, Laigadi Malakpet, Andhra Pradesh, 500078

9951971154

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.ఎం. బాక్స్ నెం. 1947, రంగారెడ్డి-500001

and Non-Government services in future.

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: వీరుకూరి యాదయ్య, 5-119
లాల్ గడి మల్కపేట్, శామిర్పేట్ మండల్
లాల్ గడి మల్కపేట్, లాల్ గడి మల్కపేట్
కె.వి.రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500078

Address: S/O: Birukuri Yadaiah, 5-119, lai gadi Malakpet, shamirpet Mandal, Laigadimalakpet, K.V. Rangareddy, Laigadi Malakpet, Andhra Pradesh, 500078

9133752710

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.ఎం. బాక్స్ నెం. 1947, రంగారెడ్డి-500001

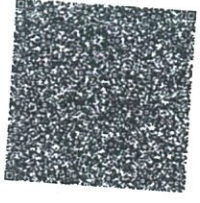
భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: సంబంధీకులు: రావుల కొమరయ్య,
4-122/1, చీర్యాల, చీర్యాల, చెరియాల, చీర్యాల,
మెదచల-మల్కాజిగిరి, తెలంగాణ, 501301

Address: C/O: Ravula Komaraiah, 4-122/1, Cheeryal, cheeryal, cheriyal, Cheeriyal, Medchal-malkajigiri, Telangana, 501301

Print Date : 12/02/2021

8485 0489 5852



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Unique Identification Authority of India

చిరునామా: మాధాపురం, తుర్కపల్లి
మాధాపురం, మాధాపురం, నల్గొండ జిల్లా
ఆంధ్ర ప్రదేశ్, 508116

Address: THURKAPALLY, Madha Puram, Madhapur, Nalgonda, Andhra Pradesh, 508116

9542530792

8593 4215 0184

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

Issue Date : 20/08/2013

రెంజుల



భారత ప్రభుత్వం
Government of India



అర్జున్ భవేష్ మేఠా
Arjun Bhavesh Mehta
పుట్టిన తేదీ/DOB: 01/03/1995
పురుషుడు / Male

AB mehta

7992 1230 9297

నా ఆధార్, నా గుర్తింపు

Unique Identification Authority of India

విడుదల: పబ్లిక్ థింగ్: లాస్ట్ మోడల్ మేట్రా, 5వ
ఫ్లోర్-1-10-32 బ్లాక్-ఎ, ఫ్లాట్ నెం-503, 5వ ఫ్లోర్,
వెల్కిన్ పార్క్, ప్రకాష్ నగర్, సెకండరాబాద్,
హైదరాబాద్, 500016

Print Date: 11/05/2021

Address: C/O: Bhavesh Vasant Mehta, H
NO-1-10-32 block-c, flat no-503, 5th floor,
welkin park, prakash nagar, Secunderabad,
Hyderabad, Telangana, 500016

7992 1230 9297

1947 help@uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం
Government of India



సామల అనంద్ రెడ్డి
Samala Anand Reddy
పుట్టిన తేదీ/DOB: 21/05/1977
పురుషుడు/ MALE

Issue Date: 23/10/2020

2047 2903 9289
VID : 9136 3772 4147 7179

నా ఆధార్, నా గుర్తింపు

9848052222

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

విడుదల: పబ్లిక్ థింగ్: 1-5-1076/3/301,
ఫాదర్ బాలాహ్ నగర్, గోల్డెన్ ప్యాలెస్ 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

2047 2903 9289
VID : 9136 3772 4147 7179

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సీతారామంజనేయులు బుర్రీ
Sitaramanjaneyulu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE
Mobile No: 9849629678

4830 9962 3820
VID : 9183 9026 9107 8060

నా ఆధార్ - నా గుర్తింపు

9100126998

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ఆధార్

విడుదల: పబ్లిక్ థింగ్: ప్లాట్ నెం 1, 6-107/1, శ్రీ
వెంకటేశ్వర కాలనీ, గ్రాంపంచాయతీ డగ్గర్, ఇంజాపూర్,
హయత్ నగర్, కె.వి.రంగారెడ్డి,
తెలంగాణ - 501510

Address :
S/O Koteswara Rao Burri, Plot No 1, 6- 107/1, Sri
Venkateswara Colony, Near Grampanchayathi,
Injapur, Hayathnagar, K.v. Rangareddy,
Telangana - 501510

4830 9962 3820
VID : 9183 9026 9107 8060

1947 1800 200 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



కన్ రెడ్డి రాజిరెడ్డి
Kanreddy Rajireddy

పుట్టిన సంవత్సరం/Year of Birth: 1970
పురుషుడు / Male

6246 2659 8311

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విడుదల: పబ్లిక్ థింగ్: S/O: కన్ రెడ్డి రాజిరెడ్డి
5-76, లాల్ గడి మలక్ పేట్
శామిర్ పేట్ మండల్, లాల్ గడి మలక్ పేట్
లాల్ గడి మలక్ పేట్, కె.వి.రంగారెడ్డి
అల్లసాని ప్రదేశ్, 500078

Address: S/O: Kanreddy
Yadireddy, 5-76, Lal gadi
Malakpet, shamirpet Mandal,
Lalgadimalakpet, K.V.
Rangareddy, Lalgadi
Malakpet, Andhra Pradesh,
500078

Kanreddy

1947 1800 100 1947 help@uidai.gov.in www.uidai.gov.in ప.ఓ. బాక్స్ నెం. 1947, హైదరాబాద్-500001

9848268323



MODI REALTY LG MALAKPET LLP

5-4-187/3 & 4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.
Ph. Nos. 040-66 33 5551/2/3/7

RESOLUTION

Name of Company : Modi Realty LG Malakpet LLP

Registered office : 5-4-187/3 & 4, IInd floor, Soham Mansion, M.G.Road, Secunderabad – 500 003.

Nature of Company: LLP (Modi Realty LG Malakpet)

Date of meeting: 1st December 2021.

Partners present at the meeting: (1). Mr. Soham Satish Modi. (2). Mr. Arjun Bhavesh Mehta

ITEM: Authorisation to Execute Sale deed.

- A. Resolved that consent of the Designated partners of LLP is be and hereby accorded to purchase the Land parcel admeasuring Ac:1-02 guntas from Birkuri Bharatamma in Sy.no: 118/A/1(4 Guntas), 118/A/2 (3.5 guntas), 118/A/3 (3.5 Guntas), 118/B/AA(21 gunta), 118/C(10 Guntas) situated at Lalgadimalakpet, Village, Shamirpet Mandal, Medchel-Malkajgiri District.
- B. Resolved Further that Shri Arjun Mehta holding DIN: 009248183 S/o. Bhavesh Vasanth Mehta be and are hereby authorised to execute the Sale deed at MRO, Shamirpet for the above said property in favour of M/s. Modi Realty LG Malakpet LLP.

This resolution is being attested by all the Designated Partners present in the meeting as token of affirmation for the same on the date and venue of the meeting.

For Modi Realty LG Malakpet LLP


1. Soham Satish Modi, Designated Partner :
DIN: 0052-546 For MODI REALTY LG MALAKPET LLP

Place: Secunderabad


2. Arjun Bhavesh Mehta, Designated Partner :
DIN: 009248183

Date: 01-12-2021

[Faint, illegible text covering the majority of the page, likely bleed-through from the reverse side.]

14/11/2014