524/2025



తెలంగాణ तेलंगाना TELANGANA

S.No. 4529 Date:14-07-2022

Sold to:MAHENDAR

S/o. MALLESH

For Whom: MODI FARM HOUSE (HYDERABAD) LLP

K.SATISH KUMAR

147446

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.

తెలంగాణ ప్రభుత్వం ధరణి DHARANI

Sale Deed (SALE DEED)

THIS DEED OF SALE is made and executed on 15th February 2025 by and between:

Sri PATHAPATI SAR RAJU represented by his Agreement of Sale cum General Power of Attorney with Possession holder, M/s. MODI FARM HOUSE (HYDERABAD) LLP rep by Mr. Gaurang Mody, S/o. Late Jayantilal Mody, aged about 57 years, residing at 5-4-187/3 and 4, 2 Floor, Soham Mansion, M. G. Road, Secunderabad, Hyderabad, Telangana-500 003 (Herein after called the" VENDOR-GPA" of the First Part)

INFAVOROF

Sri. SHAIK AMEER, S/o. Mr. Mastan Vali, aged about 62 years, Pan No.AFBPA7367J, Occupation: Business, residing at 7-1-50/C, Flat No.F2, Pleasant Apartments, D. K. Road, Ameerpet, Hyderabad, Telangana-500 016 (Herein after called the "VENDEE" of the Second Part)

For Modi Farm House (Hyderabad) LLP

Authorise Signatory

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Chevella along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.114100.00/- paid between the hours of ___ and ___ on the 15th day of February 2025 by Sri

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

S. No.	Code	Thumb Impression	Photo	Address	Signature
q _A ()	SE: GPA	Aadhaar Verified		MODI FARM HOUSE HYDERABAD LLP REP BY GAURANG MODY Authorized by PATHAPATI SAR RAJU, Address: 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION M G ROAD SECUNDEBAD, Hyderabad, India	My h
2	BU:INDIVIDUA L	Aadhaar Verified		SHAIK AMEER, Address: 7-1-50/C, FLAT NO F2, PLEASANT APARTMENTS, D K ROAD, AMEERPET, Hyderabad, India	- Link

嬲



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

Marie Ma

WHEREAS the Vendor - GPA is the sole and absolute owner of the agricultural land having extent of Ac.0-20 Gts in Survey No. 46/21, Yenkepalle (V), Chevella (M), Ranga Reddy District having TD-cum-Pass Book Number:

WHEREAS the Vendor-GPA has offered to sell the said scheduled property for a consideration of Rs.15,00,000/-(Rupees Fifteen Lakhs Only) and the Vendee has agreed to purchase the same. The consideration of Rs. 15,00,000/-has already been paid to the Vendor - GPA by the Vendee and the Vendor - GPA acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs.15,00,000/-(Rupees Fifteen Lakhs Only) already received by the Vendor - GPA from the Vendee, the said Vendor - GPA 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 as absolute owner together with appurtenances belonging here to and all the estate, right, title, interest and claim whatsoever of the Vendor – GPA in or to the said property is hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.

The Vendor- GPA here by covenants with the Vendee as follows:

- The Vendor GPA 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 GPA hereby agrees to indemnify and keep indemnified the Vendee from all kinds of losses, damages, demands & third party claims, etc., which the Vendee is put to by the reason of any defect in the title of the Vendor GPA or any act or omission on Vendor GPA's part.
- 2. The Vendor GPA having received sale consideration from the Vendee has delivered the physical and vacant possession of the schedule property to the Vendee today.
- 3. The Vendor GPA has also delivered to the Vendee the original documents pertaining and relating to the schedule property including the deed under which the Vendor GPA acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.
- 4. The Vendor GPA assures that the land is not an assigned land as defined in Telangana Assigned Lands (Prohibition of Transfers) Act. 9 of 1977. The Vendor GPA 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 by the Vendor-GPA before witnesses.

For Modi Farm House (Hyderabad) LL

Authorised Signatory

Jum ;

Identified by Witness:							
S. No.	Code	Thumb Impression	Photo	Address	Signature		
1	WIT.	Aadhaar Verified		KANDI PRABHAKAR REDDY, Address: AMEERPET HYD,	Proras		
2	WIT.	Aadhaar Verified		CH KRISHNA, Address: GOLCONDA HYD,	Chalung		

Date 17 February 2025 Signature ON agrictering Officer Chevella





SCHEDULEOF PROPERTY

All that the piece and parcel of Agricultural farm land bearing no. 15, admeasuring Ac.0-20 Gts in Yenkepalle (V), Chevella (M), Ranga Reddy District having TD-cum-Pass Book Number: within the limits of local body and bounded by:

Sl. No.	Sy. No.	Extent Transferred (Ac-Gts)	NORTH	SOUTH	EAST	WEST
1	46/ක1	0-20	30' WIDE ROAD	66' WIDE ROAD	AGRICUTURAL FARM LAND NO. 50	AGRICUTURAL FARM LAND NO. 14

EXECUTIONDETAILS

INWITNESS WHEREOF, the Vendor - GPA and Vendee 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.

VENDOR-GPA:

.

For Modi Farm House (Hyderabad) L.

LIDOR-GIA

Signature

Name

PATHAPATI SAR RAJU, represented by M/s. MODI FARM HOUSE

(HYDERABAD) LLP rep by Mr. GAURANG MODY.

Aadhar Number

xxxxxxxx3669

Address

5-4-187/3 and 4, 2 Floor, Soham Mansion M. G. Road, Secunderabad,

Hyderabad, Telangana-500 003.

VENDEE:

Signature

Name

SHAIK AMEER

Aadhar Number

xxxxxxxx3561

Address

7-1-50/C, Flat No.F2, Pleasant Apartments, D. K. Road, Ameerpet,

Hyderabad, Telangana-500 016.

		eceived from UIDAI: Address	Photo,
S. No. 1	Aadhar Details Aadhaar No: XXXXXXXX9204 Kandi Prabhakar Reddy	Kandi Prabhakar Reddy, Address: C/O: Kandi Padma Reddy, 2-3- 64/10/24/1, Jaiswal Garden, Amberpet, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX2635 Chathiri Krishna	Chathiri Krishna, Address: S/O Narasaiah Late, 8-1- 328/A/144, GF 126, Shaikpet, NA, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXXX3669 Gaurang Mody	Gaurang Mody, Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, Secunderabad, Hyderabad, INDIA	6
4	Aadhaar No: XXXXXXXXX3561 Shaik Ameer	Shaik Ameer, Address: C/O Mastan Vali, Flat No-F2, 7-1- 50/C, Pleasent Apartment, Secunderabad, Hyderabad, INDIA	







Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Chevella, Rangareddy

Undertaking to be filed by Transferee

I do hereby solemnly affirm and state as follows:

I/We intend to purchase from Shri/Smt./Kumari MODI FARM HOUSE HYDERABAD LLP REP BY GAURANG MODY Authorized by PATHAPATI SAR RAJU the following land(s):

Village: Yenkepalle

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	null	46/a1	0.2000
Total			0.2000

- 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.

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. 🔽

Place

Hyderabad

Name

SHAIK AMEER

Date

15/02/2025

S/O

MASTAN VALI

R/o District

Hyderabad

PPB No.

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

			In	the form	of			
Descripti on 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/P ay Order	Total
Stamp Duty	0.00	0	82500	0	0	0.00	0	82500
Transfer Duty	0	0	22500	0	0	0	0	22500
Reg Fee	0	0	7500	0	0	0	0	7500
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	1250	0	0	0	0	1250
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	114100	0	0	0.00	0	114100

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

Rs. 105000 towards Stamp Duty including T.D Under Section 41 of I.S Act,1899 and Rs 7500/towards Registration Fees on the chargeable value of Rs 1500000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2500092087 dated 15-02-2025 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 114100.00/- DATE: 15-02-2025, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: IGASLRXDT1, PAYMENT CODE: ,ATRN: 2314276315119,REMMITER NAME: SHAIK AMEER, EXECUTANT NAME: PATHAPATI SAR RAJU, CLAIMAINT NAME: SHAIK AMEER.

Date 17 February 2025 Signature Of Registering Officer Chevella







Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Chevella , Rangareddy

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 SHAIK AMEER the following land(s):

Village: Yenkepalle

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	null	46/ ₂ 1	0.2000
Total			0.2000

- 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.
- 2,000

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

V

V

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

R. Warini

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

V

- 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 abla / clearly been made aware abla 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. abla

MODI FARM HOUSE

Place Hyderabad

Name

HYDERABAD LLP REP BY

For Modi Farm House (Hyderabad) LLP

GAURANG MODY Authorized

by PATHAPATI SAR RAJU

Date

15/02/2025

R/ø District

Hyderabad

PPB No.

Certificate of Registration

Registered as document no. 524 of 2025 of Book1 and assigned the identification number 1-6080-524-2025 for Scanning on 17 February 2025.

Signature Of Registering Officer

NAINI RAJENDRA KUMAR







Government of Telangana Tahsildar & Jt. Sub Registrar Office, Chevella ,Rangareddy

			eChallan				
	an No.		00092087				
	ter Deta	ils		Buyer			
Name				SHAIK AMEER			
Addre	SS		7-1-50/C, FLAT NO F2, PLEASANT APARTMENTS, D K				
PAN	Vo.		ROAD, AMEERPET, Hyderabad, Telangana, 500016 AFBPA7367J				
	aar No.			XXXXXXXX3561			
Mobile				9849804498			
		Amounts Remitted (ii	n INR)				
	Duty			82500			
Trans	fer Duty	1		22500			
Registration Fee				7500			
Mutation Charges				1250			
PPB Charges (Including Courier Charges)				300			
Haritha Nidhi			50				
Total Amount				114100			
In Wo	rds Rup	oees	ONE LAKH FOURTEEN THOUSAND ONE HUNDRED RUPEES ONLY				
Amou	nt paid	Ву	Buyer				
Party	Details			Deliver the second second second second second			
S.No	Party Type	Na	ame	Address			
1	Seller - GPA	MODI FARM HOUS LLP REP BY GAUF		5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION M G ROAD SECUNDEBAD,			
	Name	Authorized by PATI	HAPATI SAR RAJU	Hyderabad, Telangana, 500013			
2	Buyer Name	SHAIK AMEER		7-1-50/C, FLAT NO F2, PLEASANT APARTMENTS, D K ROAD, AMEERPET, Hyderabad, Telangana, 500016			
		ormation		73 73 906)			
Village	e, Mand	ils as per Dharani: al & District	Yenke	palle, Chevella, Rangareddy			
		mber of Seller/s					
		mber of Buyer/s					
	nent Na			SALE			
Transa	action T	ype	Registration				

Tahsildar & Jt. Sub Registrar Office, Chevella ,Rangareddy







భారత ప్రభుత్వం





గారాంగ్ మాడి Gaurang Mody

නුමුත තංකල ලං/Year of Birth: 1967 ಪುರುಭುದು / Male

3594 5138 3669



నమోదు సంఖ్య / Enrollment No. : 1118/60013/00401

Gaurang Mody గారాంగ్ మాడి

S/O: Jayanti Lal Sapphire Apts Apt-105 Chikoti Gardens Next to HDFC lane Begumpet Secunderabad Begumpet, Hyderabad Andhra Pradesh - 500016 9848042067



KL130447863FT



ಭ್ಯಾಕ್ ಬಿಮ್ಮಕ್ಕ

ఆదార్ – సామానుఁని





ತಂಡಿ ಸ್ಪಭಾಕರ್ ಕಿಡ್ಡಿ Kandi Prabhakar Reddy పుట్టిన తేదీ/DOB: 15/01/1974 పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు రుజువు మాత్రమ, పౌరవత్వం లేదా పుట్టిన తేదీ కే కాడు. ఇది దృవీకరణతో మార్లమే ఉపయోగిందాల్ (ఆసీలైస్ పై లేదా QR కోడ్ / ఆఫీలైన్ XML యొక్క స్కానింగ్)

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (onlin authentication, or scanning of QR code / offline XML).

3287 6953 9204

నా ఆధార్, నా గుర్తింపు



టారతి వీళిప్ల గుర్తింపు ప్రాధికార సంస్థ

Unique Identification Authority of India



ఎమ్. జేఏఐఎస్డబ్యూపీఏల్ సిఓఏల్ఓఎన్మ్ మొరేంట్. హైదరాబార్

¿Audress: 0.2.3.64/10/24 1FLOOR KAMALA NILAYAM. **JAISWAL COLONY, Amberpet. PO: **Amberpet, DIST: Hyderabad. **Telangana - 500013

9246165561



VID: 9197 0409 3118 9935





ಭ್ರತ ವಿಶುತ್ಯಂ



Schools: Male



7882 5588 2635



సామాన్యుని హక్కు

To

Chathiri Krishna

200512

S/O Narasaiah Late

8 1 328/A/144 GF 126

Shaikpet

M G Nagar

Golconda

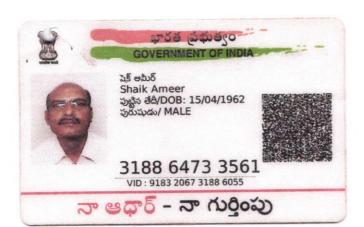
Golconda Hyderabad

Andhra Pradesh - 500008

9299356033

回和国







atvarమా: C/O మక్తాన్ వాలి, ఫ్యాబ్ నో-ఎఫ్2, 7-1-50/వ, ప్రీఆసెంట్ ఆఫార్ట్మ్మెంట్, డి.కి.లోడ్. ఆమిర్పేట్, సికింద్రాబాద్, హైదరాబాద్, తిలంగాణ - 500016

Address: C/O Mastan Vali, Flat No-F2, 7-1-50/C, Pleasent Apartment, D.K.Road. Ameerpet, Secunderabad, Hyderabad, Telangana - 500016



3188 6473 3561

















Government of Relangana
Tahsildar & Jt. Sub Registrar Office, Chevella , Rangareddy

Registration Summary 524/2025 Rangareddy Mandal Chevella Yenkepalle

S.No.	PPB No.	Khata No.	Survey No.	Extent Held (in Ac.Gts.)	Extent Transferred (in Ac.Gts.)	Rate (per Acre in INR)	Total Transaction Value (in INR)
1		610	46/a1	5.0000	0.2000	900000	1500000

Seller Details

PPB No. Khata No. 610

Name పి సర్ రాజు Aadhaar Number xxxxxxxx2621

Address Father's / Husband's Name రామ రాజు

PPB of Seller before Transaction			PPB of S	eller after Trans	action		
S.No.	Survey No.	Extent (Ac. Gts)	Acquired type	S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	46/21/1/1/1	3.2000	పట్టాదారుడు				and the second

Buyer Detail	s		
PPB No.	T05040120870	Khata No.	60609
Name	షేక్ అమీర్	Aadhaar Number	xxxxxxxx3561
Address	7-1-50/C, FLAT NO F2, PLEASANT APARTMENTS, D K ROAD, AMEERPET, Hyderabad, Telangana, Pincode - 500016, Mobile No - 9849804498	Father's / Husband's Name	మస్తాన్ వలి

PB of Buyer before Transaction			PPB of E	luyer after Trans	action		
S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type	S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
				1	46/a1/1/1/2	0.2000	కొనుగోలు

TAHSILDAR & JT. SUB REGISTRAR Chevella Mandal, R.R.District

Tahsildar 8

Details of Land transferred

Type of transaction : Sale

Document No.

District

Village

తెలంగాణ ప్రభుత్వము

పట్టాదారు పాసు పుస్తకం

భూమి యాజమాన్య హక్కు పత్రం

జిల్లా

: రంగా రెడ్డి

మండలం పాస్ బుక్ నెంబర్

: చేవెళ్ళ(M)

: T05040120870





: చేవెళ్ళ

: ఎంకెపల్లి

డివిజన్

గ్రామం



ఖాతా నెంబర్ : 60609

1. పట్టాదారు పేరు ఇంటిపేరుతో : షేక్ ఆమీర్

2. తండ్రి/భర్త పేరు : మస్తాన్ వలి

3. స్త్రీ / పురుషుడు పురుషుడు

4. చిరునామ :ఎంకెపల్లి,చేవెళ్ళ(M),రంగా రెడ్డి

5. కులము :జనరల్

6. ఆధార్ సంఖ్య : *******3561

7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

Najada

తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వము

జిల్లా

: రంగా రెడ్డి

යීබස

: చేవెళ్ళ : ఎంకెపల్లి

మండలం

: చేవెళ్ళ(M)

గ్రామం

వ్యవసాయ భూమి వివరములు

తేదీ :17-02-2025

క్ర సం	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎిగు	భూమి పాందిన పద్ధతి	రిమార్కులు	తహశీల్ధార్ సంతకం
1	46/a1/1/1/2	0.2000	కొనుగోలు	పట్టా	Hindr
పూర్తి విస్తీర్ణం		0.2000			

MODI FARM HOUSE (HYDERABAD) LLP

5-4-187/3 & 4, 2 FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD-500 003

RESOLUTION

Name of Firm: Modi Farm House (Hyderabad) LLP

Address of Firm: 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Nature of Firm: Registered LLP.

Meeting held at: Registered office: 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad.

Date of meeting: 26th October, 2023.

Parnters present in the meeting: M/s. Modi Housing Pvt. Ltd. Rep by its Director, Soham Modi, Balram Reddy, Designated Partner.

The following resolution was adopted with the consent of all the partners present in the meeting on 26th October, 2023 at 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad – 500 003.

It is resolved that Shri Gaurang Mody is authorised to sign / attest the following documents relating to all that part and parcel of land admeasuring Ac.32-03 gts forming a part of Sy. Nos. 33, 43, 44 & 46 of Yenkapally Village, Chevella Mandal, Ranga Reddy District. Agreement of sale

- Tripartite Agreement
- Sale Deed
- Agreement for Construction
- Documents relating to the housing project taken up by the company as true copies that may be required by bank, finance companies.
- Other documents, affidavits, undertakings etc., required for the said purpose

This resolution is being attested by all the partners present in the meeting on the date and venue of the meeting.

M/s. Modi Farm Housie Hyderabad LLP rep by its Director, Soham Modi