698/2025



මීපරලාස तेलंगाना TELANGANA

Tran Id: 250211105239542997
Date: 11 FEB 2025, 10:54 AM
Purchased By:
MAHENDAR
S/o MALLESH
R/o HYD
For Whom
MODI FARM HOUSE (HYDERABAD) LLP

K. SATISH KUMAR
LICENSED STAMP VENDOR
Lic. No. 16/05/059/2012
Ren.No. 16-05-033/2024
Plot No.227, Near C.C.Court, West
Marredpally,Sec-Bad
Ph 9849355156

797267



# Sale Deed (SALE DEED)

THIS DEED OF SALE is made and executed on 26<sup>th</sup> 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 represented by Mr. Gaurang Mody, S/o. Late Jayantilal Mody, aged about 57 years, residing at 5-4-187/3 and 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad, Hyderabad, Telangana-500 003.

(Hereinafter called the" VENDOR-GPA" of the First Part)

#### **INFAVOROF**

Smt. TEJAL MODI, W/o. Mr. Soham Satish Modi, aged about 54 years, Occupation: Doctor, Pan No. ADDPM3623R,residing at Plot No. 280, Road No. 25, Near Peddamma Temple, Jubilee Hills, Hyderabad, Telangana-500 034.

(Hereinafter called the "VENDEE" of the Second Part)

For Modi Farm House (Hyderabad) LLP

Authorised Signatory

no do

# **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.77037.00/- paid between the hours of \_\_\_ and \_\_\_ on the 25th 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
1		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.
2	BU:INDIVIDUA L	Aadhaar Verified		TEJAL MODI, Address: PLOT NO 280, ROAD NO 25, NEAR PEDDAMMA TEMPLE, JUBILEE HILLS, Hyderabad, India	A section of the sect

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For Modi Farm House (Hyderabad) LLP





(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.,

WHEREAS the Vendor - GPA is the sole and absolute owner of the agricultural land having extent of Ac.0-27 Gts in Survey No. 46/\approx 1/1/1/1/1/1, 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.10,00,000/-(Rupees Ten Lakhs Only) and the Vendee has agreed to purchase the same. The consideration of Rs. 10,00,000/-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. 10,00,000/- (Rupees Ten 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:

- 1. 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.
- 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)

Authorised Signatory

Lond

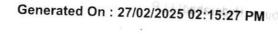
Chevella

		Ide	ntified by Witne	ess:	
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		K PRABHAKAR REDDY, Address: AMEERPET HYD,	Pange
2	WIT.	Aadhaar Verified		CH KRISHNA, Address: GOLCONDA HYD,	(b) tamp

Date 27 February 2025

Signature Of Registering Officer Chevella







## SCHEDULEOF PROPERTY

All that the piece and parcel of Agricultural farm land bearing no. 50, admeasuring Ac.0-27 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	46/21/1/1/1/1/1/1	0-27	AGRICULTURAL FARM NO. 49 AND NEIGHBOURS LAND IN SY. NO. 46	ROAD AND NEIGHBOURS LAND IN SY. NO. 46	NEIGHBOURS LAND IN SY. NO. 46	AGRICULTURAL FARM NO.15 & 49 IN SY. NO. 46 AND 30 WIDE ROAD

### **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), Ll

Signature

Name

1

Mr. 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<sup>nd</sup> Floor, Soham Mansion M. G. Road, Secunderabad,

Hyderabad, Telangana-500 003.

**VENDEE:** 

Signature

Name

Smt. TEJAL MODI

Aadhar Number

xxxxxxxx4530

Address

Plot No. 280, Road No. 25, Near Peddamma Temple, Jubilee Hills

Hyderabad, Telangana-500 034.

	E-KYC Details as recei	ved from UIDAI:	
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX2635 Chathiri Krishna	Chathiri Krishna, Address: S/O Narasaiah Late, 8-1- 328/A/144, GF 126, Shaikpet, NA, Hyderabad, INDIA	
2	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	
3	Aadhaar No: XXXXXXXXX4530  Tejal Modi	Tejal Modi, Address: W/O: Soham Satish Modi, plot no-280, road no- 25, Khairatabad, Hyderabad, INDIA	0
4	Aadhaar No: XXXXXXXXX3669  Gaurang Mody	Gaurang Mody, Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, Secunderabad, Hyderabad, INDIA	





## 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./KumariTEJAL MODI the following land(s):

Village: Yenkepalle

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	null	46/a1/1/1/1/1/1	0.2700
Total			0.2700

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.

V

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

V

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

V

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 /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.

MODI FARM HOUSE

HYDERABAD LLP REP BY

Place Hyderabad

For Modi Farm House (Hyderabad), VLEAUBANG MODY Authorized

PATHAPATI SAR RAJU

Authorised Signatory

Re District

Hyderabad

PPB No.

Date

26/02/2025

# 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	55000	. 0	0	0.00	0	55000
Transfer Duty	O	0	15000	0	0	0	0	15000
Reg Fee	0	0	5000	0	0	0	0	5000
User Charges	0	0	0	0	0	0	0	0
PPB Charges	. 0	0	300	0	0	0	0	300
Mutation Charges	0	0	1687	0	0	0	0	1687
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	77037	0	0	0.00	0	77037

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

Rs. 70000 towards Stamp Duty including T.D Under Section 41 of I.S Act,1899 and Rs 5000/towards Registration Fees on the chargeable value of Rs 1000000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2500114205, REG2500113565 dated 26-02-2025 of SBIN/.

### Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 187.00/- DATE: 26-02-2025, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 111627383492, PAYMENT CODE: ,ATRN: 3630122507325,REMMITER NAME: TEJAL MODI, EXECUTANT NAME: PATHAPATI SAR RAJU, CLAIMAINT NAME: TEJAL MODI.

(2).AMOUNT PAID Rs: 76850.00/- DATE: 25-02-2025, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 111627378379, PAYMENT CODE: ,ATRN: 4404049564525,REMMITER NAME: TEJAL MODI, EXECUTANT NAME: PATHAPATI SAR RAJU, CLAIMAINT NAME: TEJAL MODI.

OFFICE OF
THE SEAL OF TAMISILDAR &
TT. SUB REGISTRAR
CHEVELLA
OF TOUR REGISTRAR



## 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/a1/1/1/1/1/1	0.2700
Total			0.2700

- 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

Date

26/02/2025

Name

TEJAL MODI

W/O

SOHAM SATISH MODI

R/o District

Hyderabad

PPB No.

V

Certificate of Registration

Registered as document no. 698 of 2025 of Book1 and assigned the identification number 1-6080-698-2025 for Scanning on 27 February 2025.

Signature Of Registering Officer (Chevella ) B KRISHNAIAH

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

	eChallan
Challan No. REG2500	
Remitter Details	Buyer
Name	TEJAL MODI
Address	PLOT NO 280, ROAD NO 25, NEAR PEDDMMA TEMPLE, JUBILEE HILLS, Hyderabad, Telangana, 500034
PAN No.	ADDPM3623R
Aadhaar No.	xxxxxxx4530
Mobile No.	9963086667
Details of the Amounts Remitted (in	INR)
Stamp Duty	55000
Transfer Duty	15000
Registration Fee	5000
Mutation Charges	1500
PPB Charges (Including Courier Charges)	300
Haritha Nidhi	50
Total Amount	76850
In Words Rupees	SEVENTY SIX THOUSAND EIGHT HUNDRED FIFTY RUPEES ONLY
Amount paid By	Buyer
Data Datalla	

S.No	Party Type	Name	Address
1	Seller - GPA	LLP REP BY GAURANG MODY	5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION M G ROAD SECUNDEBAD, Hyderabad, Telangana, 500013
2	_	TEJAL MODI	PLOT NO 280, ROAD NO 25, NEAR PEDDMMA TEMPLE, JUBILEE HILLS, Hyderabad, Telangana, 500034

Document Information	PERSONAL PROPERTY OF THE PROPE
Property Details as per Dharani: Village, Mandal & District	Yenkepalle, Chevella, Rangareddy
Passbook Number of Seller/s	
Passbook Number of Buyer/s	
Document Nature	SALE
Transaction Type	Registration

Tahsildar & Jt. Sub Registrar Office, Chevella ,Rangareddy

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

eChallan eChallan				
challan No.	REG250	0114205		
Remitter Details			Buyer	
Name		TEJAL MODI		
Address		PLOT NO 280, ROA JUBILEE HILL	D NO 25, NEAR PEDDAMMA TEMPLE, S, Hyderabad, Telangana, 500034	
PAN No.			ADDPM3623R	
Aadhaar No.			xxxxxxxx4530	
Mobile No.			9963086667	
Details of the Ar	mounts Remitted (ir	ı INR)		
Stamp Duty			0	
Transfer Duty			0	
Registration Fe	e		0	
Mutation Charg		187		
PPB Charges (Including Courier		0		
Charges) Haritha Nidhi		0		
Total Amount		187		
	<b></b>	ONE HUNDRED EIGHTY SEVEN RUPEES ONLY		
In Words Rupe		Buyer		
Amount paid B	y			
Party Details			The second secon	
S.No Party Type		ame	Address	
1 - GPA	MODI FARM HOUSE HYDERABAD LLP REP BY GAURANG MODY Authorized by PATHAPATI SAR RAJU		5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDEBAD, Hyderabad, Telangana, 500013	
2 Buyer Name	TEJAL MODI		PLOT NO 280, ROAD NO 25, NEAR PEDDAMMA TEMPLE, JUBILEE HILLS Hyderabad, Telangana, 500034	
Document Info	rmation		U. Oberella Danagraddy	

Document Information	The second secon
Property Details as per Dharani: Village, Mandal & District	Yenkepalle, Chevella, Rangareddy
Passbook Number of Seller/s	
Passbook Number of Buyer/s	
Document Nature	SALE
Transaction Type	Registration

Tahsildar & Jt. Sub Registrar Office, Chevella ,Rangareddy







ఆధార్ – సామాన్యుని హక్కు

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

Gaurang Mody గౌరాంగ్ మోడి

S/O: Jayanti Lal Sapphire Apts Apt-10For Modi Farm House (Hyderabad) LI Chikoti Gardens Next to HDFC lane Begumpet Secunderabad Begumpet, Hyderabad Andhra Pradesh - 500016 9848042067

Authorised Signato

KL130447863FT



#### भारत सरकार GOVERNMENT OF INDIA



తేజాల్ మాడి Tejal Modi పుట్టిన సం./YoB:1970 5 Female



3987 5220 4530



### भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ವಿರುನಾನಾ W/O: శోహాం సతీష్ మోడి. ఫ్లెట్ నో-280, రోడ్ నో-25. పಿದ್ದಮ್ಮ ದೆವಾಲಯಂ ದಗ್ಗರ జుబిలీ హిల్స్, ఖైరతాబాద్, బంజారా హిల్స్. హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500034

Address: W/O: Soham Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills. Hyderabad

Andhra Pradesh, 50034

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

## Aadhaar - Aam Aadmi ka Adhikar



3287 6953 9204

నా ఆధార్. నా గుర్తింపు



#### భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India



3-64/10/24 1ఎప్పల్ఓ0ఆర్ కుఎస్ఎఎట్

62:3-64/10/24 1FLOOR KAMALA NILAYAM. JAISWAL COLONY, Amberpet, PO: Amberpet, DIST: Hyderabad. Telangana - 500013



3287 6953 9204

VID: 9197 0409 3118 9935

help@uidai.gov.in | @ www.uidai.gov.in



# భారత ప్రభుత్వం





State Male

7882 5588 2635



- సామాన్యుని హక్కు

### Chathiri Krishna

J-05 510 S/O Narasaiah Late 8-1-328/A/144, GF 126 Shaikpet M G Nagar

Golconda Golconda Hyderabad Andhra Pradesh - 500008 9299356033



9502277599

Chevella

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Governmentlandtetengana Tahsildar & Jt. Sub Registrar Office, Chevella, Rangareddy

## Registration Summary

## Details of Land transferred

Type of transaction: Sale

Document No.

698/2025

District

Rangareddy

Village

Yenkepalle

Mandal

Chevella

S.No.	lo.	PPB No.	B No. Khata No.		Extent Held ( in Ac.Gts. )	Extent Transferred ( in Ac.Gts. )	Rate (per Acre in INR)	Total Transaction
1			610	46/21/1/1/1/1/1/1	2.0000	The second secon	(per Acre III IIVA)	Value (in INR)
				10/4///////////////////////////////////	2.0000	0.2700	900000	1000000

### Seller Details

PPB No.

Name Address

పి సర్ రాజు

Khata No.

610

Aadhaar Number

xxxxxxxx2621

Father's / Husband's Name

రామ రాజు

## PPB of Seller before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	46/21/1/1/1/1/1/1	2.0000	పట్టాదారుడు

### PPB of Seller after Transaction

S.No. Surv	rev No Evi	ent (An Cta)		
	-, LA	CITE (AL. GIS)	Acquirec	type #

### **Buyer Details**

PPB No.

T05040120883

Khata No.

60622

Name

తేజాల్ మోడి

Aadhaar Number

xxxxxxxx4530

Address -

PLOT NO 280, ROAD NO 25, NEAR

PEDDAMMA TEMPLE, JUBILEE HILLS,

Hyderabad, Telangana, Pincode - 500034, Father's / Husband's Name

Mobile No - 9963086667

సోహమ్ నతీష్ మోడి

### PPB of Buyer before Transaction

Survey No. S.No. Extent (Ac. Gts.) Acquired type

## PPB of Buyer after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	46/21/1/1/1/1/1/2	0.2700	కొనుగోలు

Tahsildar & Jt. Sub Registrar Office,

Chevella, Rangareddy TAHSILDAR & JT. SUB REGISTRAR

Chevella Mandal, R.R.District

# తెలంగాణ ప్రభుత్వము <sup>ప</sup>ట్టాదారు పాసు పుస్తకం భూమి యాజమాన్య హక్కు పత్రం

మండలం : చేవెళ్ళ(M) పాస్ బుక్ నెంబర్ : T05040120883

డివిజన్ గ్రామం

ఎంకెపల్లి





ఖాతా నెంబర్ : 60622

1. పట్టాదారు పేరు ఇంటిపేరుతో : తేజాల్ మోడి

2. తండ్రి/భర్త పేరు : సోహమ్ సతీష్ మోడి

3. స్త్రీ / పురుషుడు :మహిళ

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

5. కులము :జనరల్

6. ఆధార్ సంఖ్య : \*\*\*\*\*\*4530

7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర



తెలంగాణ ప్రభుత్వము

: రంగా రెడ్డి

ఎంకెపల్లి

: చేవెళ్ళ(M)

క్ర సం🛚	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	న్ నెంబర్ ఏస్తీర్ణము ఎ🗆గు	T		
-		ราวัติราก วาเนา	భూమి పాందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
1	46/a1/1/1/1/1/1/2	0.2700	కొనుగోలు	పట్టా	***
పూర్తి విస్తీర్ణం		0.2700			A STREET